

TITLE 4
BUILDING REGULATIONS

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**CHAPTER 4-01
INTERNATIONAL RESIDENTIAL CODES**

SECTIONS:

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4-01-001-0001 DEFINITIONS

As used in this City of Flagstaff 2007 Building Code Amendments and all of the referenced herein adopted International Codes, the following terms shall have the meaning herein prescribed:

- A. Wherever the word "Municipality" or "[Name of Jurisdiction]" is used, it shall be mean the City of Flagstaff.
- B. Wherever the term "Department of Building Safety" is used, it shall mean "Development Services Division."
- C. Wherever the term "Corporation Counsel" is used in this Chapter, it shall mean the Attorney for the City of Flagstaff (Ordinance 587:8-14-62).
- D. Wherever the term "Administrative Authority" is used in conjunction with publicly provided utilities (natural gas, electricity, internet and broad band service, telephone, and cable television), it shall mean the current contract company providing the respective service. Wherever the term "Administrative Authority" is used in conjunction with publicly provided utilities or permits (water, sewer, storm water management and/or building permits), it shall mean the City of Flagstaff.

4-01-001-0002 ADOPTION OF CITY OF FLAGSTAFF 2006 INTERNATIONAL RESIDENTIAL CODE

There are hereby adopted by the City Council of the City of Flagstaff for the purposes of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, alteration, removal, maintenance of buildings and structures, including permits and penalties, those certain International Codes known and referred to with particularity as the International Building Code (IBC), 2006 Edition, providing for amendments, additions and deletions thereto and International Residential Code (IRC), 2006 Edition, providing for amendments, additions and deletions thereto; International Plumbing Code (IPC), 2006 Edition, providing for amendments, additions and deletions thereto, of this not less than three (3) copies have been and now are on file in the office of the City Clerk of the City of Flagstaff, and the same are hereby adopted and made part hereto by this reference as fully and completely as if fully herein set forth and from the date on which this Chapter should take effect, the provisions of the aforesated Codes, 2006 editions, shall be controlling for construction within the corporate limits of the City of Flagstaff.

4-01-001-0003 SAVING CLAUSE

Nothing in this Chapter or in the International Building Codes hereby adopted shall be construed to affect any suit or proceeding now pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinances replaced hereby. Nor shall any right or remedy of any character be lost, impaired, or affected by this Chapter.

4-01-001-0004 VIOLATION AND PENALTIES

- A. Violations. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use or maintain any building or permit the same to be done in violation of this Code.
- B. Penalties. Any person, firm, or corporation violating any provision of this Code shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punishable by a fine and/or imprisonment set forth by the governing laws of the jurisdiction. Each separate day or any portion thereof, during which any violation of this Code occurs or continues, shall be deemed to constitute a separate offense.

4-01-001-0005 AMENDMENTS

The following provisions shall have the effect of either amending, adding to, or deleting from the International Residential Code (IRC), 2006 Edition.

CHAPTER 1 of IRC, Administration

Amend Sections R104.7, Department Records, by adding:

The Building Official shall keep comprehensive records of applications or permits issued, or certificates issued or inspections made, or reports rendered and of notices of orders issued.

All such records shall be open to public inspection for good and sufficient reasons at the stated office hours but shall not be removed from the office of the Building Official without his written consent. All records are kept in both hard copy and electronic format. The electronic format information may be requested on a "walk-in" basis and reviewed during normal working hours; copies or inspection of original documentation requires written notice and reasonable amount of time for Staff to collect the required records from an off-site warehouse location. Written requests will go through the City Clerk's office for processing

The Building Official shall make written reports to his immediate supervisor once each month, or more often as requested, including statistics of permits and certifications issued.

Amend Section R104.9.1 Used Materials and Equipment, by adding:

Structural items, such as lumber and steel, must be inspected and certified to the structural integrity of those materials by an independent agency routinely engaged in material testing. The results

must be provided by the applicant to the Building Official for approval prior to installation.

CHAPTER 1, IRC, Administration

Amend Section R105.2 Work exempt from permit, by deleting sub-paragraph 1 under Building. Replace with:

One-story detached accessory structures provided the floor area does not exceed 120 square feet (as measured from the exterior walls, does not include roof overhang).

Amend Section R105.2 Work exempt from permit, by adding sub-paragraph 10 under Building. Add:

Garden walls, fences less than 6 feet in height, decks/patios less than 30" above finished grade and all accessory structures will require a zoning permit as approved under COF Ordinance 2006-12 (date: May 16, 2006, effective November 27, 2006).

Amend Section R105.2 Electrical, by adding:

Approved portable electrical equipment (generators) used in conjunction with special events in public locations (parks, parking lots, public land, or private land with public events, etc.) of 5,000 kw or greater will require the issuance of an over-the-counter permit and a licensed electrical contractor for installation and/or setup. Additional fees shall be assessed prior to issuance for inspections that must be done after normal business hours.

Delete Section R105.5 IRC, Expiration, and replace with:

Every residential permit issued shall become invalid unless the work authorized by such permit is completed within one year (365 days) from the issuance date of the building permit. The Building Official is authorized to grant, when request for extension is received in writing, one extension not to exceed 180 days. The extension shall demonstrate cause such as financial, weather delays, material delivery, etc. The permit may be extended for an additional year (365 days) by paying one half the original permit fee (not including the plan check fee), thereby allowing a maximum time of completing the project to 30 months. Failure to obtain a certificate of occupancy within 30 months shall result in a report being recorded with the Coconino County Recorders office for incomplete work or no final inspection report of the project. All residential "over-the-counter" permits for plumbing, mechanical, electrical and re-roofing shall be valid for a maximum period of 180 days.

Amend Section R106.1.1 Information on construction documents by deleting the first sentence and replace with:

Construction documents shall be drawn upon suitable material, drafting paper, vellum, etc. and shall be a maximum size of 24" x 36", size D paper. The minimum size of drawings that have the minimum required drawings (site plan, foundation plan, floor plans for each floor, elevations, framing plans, roof & floor manufactured layout plans, critical sections, and details will be 18" x 24").

Framing plans and floor plans must be drafted to the same scale, i.e., $\frac{1}{4}"=1'-0"$. The minimum size for amended cut-sheets or details will be 8-1/2" x 11" and will not exceed the maximum sheet size. Larger sized drawings must be approved by the Building Official and justification established for why drawings can't be presented on the smaller size sheets. [It is expected that larger commercial projects will fall into this exception]. The written scope or description of the work may be provided on the building permit application form as long as it describes accurately the work to be performed.

Add Section R109.1.5.2 Energy Code Inspection requirements.

Those portions of the current inspections, such as an insulation inspection prior to dry-wall installation, will incorporate the new Energy Code checklist items at the time of the normally scheduled inspection. Additional inspections for wild-fire interface requirements (as it pertains to un-subdivided areas of the City of Flagstaff), straw bail construction phasing, high efficiency toilets, foundation insulation, sealed fire places (only one standard fireplace allowed). Installation of CO2 detectors in utility room, thermal breaks in windows, wood clad windows certified by FSC or SFI, on site recycling will be required after July 6, 2008 as mandatory.

Add Sections R109.5 IRC, as Re-Inspection fee:

Re-inspection fees may be assessed for each inspection or re-inspection when the portion of work for which the inspection was scheduled is not complete or when corrections from a previous inspection are not made. Other events which may require the imposition of a re-inspection fee are: failure to have the inspection record on the job site when the inspector arrives; the approved plans not on the job site for the inspector to review; and failure to provide access to the job site or area to be reviewed by the inspector. Appeals for such fees are made to the Building and Safety Manager. To obtain a re-inspection after the inspector has left notice that a fee must be assessed, the applicant must pay a \$94.00 fee. The Inspector will receive verification that the fees have been paid; however, the applicant must be able to provide a copy of the receipt if requested by the assigned inspector.

Inspections will be scheduled for the next business day following a request made before 3:00 pm of the previous business day (goal is within 24 hours). Should unforeseen circumstances occur that requires cancellation of the inspection by the City of Flagstaff, the applicant will be called by the inspector to reschedule as soon as practical.

Amended Section R110.4 Temporary Occupancy.

Temporary Certificate of Occupancies for residential construction (detached single family dwellings and duplexes) is not authorized. Exceptions: (1) When a driveway approach cannot be poured due to weather, then the Building Official can approve a temporary Certificate of Occupancy after the applicant has posted a bond with the City of Flagstaff; (2) If the structure meets all the requirements for habitual space and sanitation, then a Certificate of Occupancy will be

granted. Any unfinished items (i.e. extra bonus rooms, basement finishing, etc., will be annotated in the inspection record as "not inspected" at the time of Certificate of Occupancy issuance. Applicants moving into a dwelling prior to receiving a Certificate of Occupancy may be evicted as the property is posted "NO OCCUPANCY" by the building inspector or Building Official.

Amend Section R113, Violations by adding:

113.5 Construction Hours: Construction work with a valid building permit will not begin before the hours of 6:00 am from Monday through Saturday and not before 7:00 am on Sundays in any residential zoned district within the City of Flagstaff. Construction work must be completed and "shut down" by 9:00 pm every day. This includes prep work of running-up or warming-up diesel equipment, pneumatic equipment (nail guns, jack hammers, etc.), running of rock crushing equipment and/or the delivery of materials using large vehicles or equipment. Businesses engaged in construction material supplies and equipment adjacent to residential areas are encouraged to observe these "quiet hours".

Exception #1: Emergency repairs to gas, water, sewer, dry utility systems or roadway (engineering construction permits) may be approved by either the Building Official or City Engineer to work as required until the repairs are complete.

Exceptions #2: Specialized equipment required to run 24-hours per day will be coordinated with either the Building Official or City Engineer for maximum sound deadening performance and must be located as far away from residential dwellings as feasible for the duration of the project.

CHAPTER 2, IRC, Definitions:

Amend IRC Section R202 by adding:

ACCESSORY DWELLING UNITS. An Accessory Dwelling Unit (ADU) may be either attached or detached and is secondary to the primary residence. The full definitions and application of constructing an ADU is covered under COF Ordinance 2007-20, adopted on 20 March 2007. The ADU is limited in size to be not less than 300 square feet and not greater than 500 square feet in size on lots less than one acre. For lots one acre and larger, the size is limited to 800 square feet maximum. The ADU shall provide complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

BASEMENTS. Basements are separated in two types: (1) day-light or walk-out basements which have a portion of the exterior wall at finished grade level; or (2) standard basements are completely subterranean and accessed only by interior stairs or exterior stairwell. Depending upon the definition of Story Above Grade (page 19), the basement may be considered in the story count. For building evaluation purposes, basement are put in three categories; (1) a finished basement has insulation, environmental controls and finished surfaces, but not divided into separate rooms (i.e., bedrooms, bathrooms, play rooms, etc.); (2) and unfinished basement

only has minimum lighting and electrical for storage of personal items, connections of utility equipment (furnace and water heater) and laundry equipment; and (6) livable basement has demising walls, separated into rooms, insulated, environmentally controlled and is not valued differently than livable space not classified as a basement. Only the finished basement or livable basement may be trimmed out with plumbing stub outs or electrical sub panels for "future" remodeling projects.

BATHROOM, MINIMUM shall mean any enclosed room containing a water basin or lavatory and any of the following: a toilet, a tub, a shower or a tub/shower combination.

BUILDING HEIGHT. This definition is provided for coordination with the City of Flagstaff Land Development Code height limitations and will not be used for establishing Type of Construction, number of stories or egress requirements as defined within the International Residential Code, 2006 Edition. The vertical height of a structure will be measured from the lowest supporting footing (assumed to be 30 inches below finished grade) to the highest portion of the roof structure. Excluded will be TV antennas, radio antennas or communication dish antennas. Projections, such as balconies, decks and/or patios that require ground supporting structures may be measured independently. The combined structure(s) height shall not exceed the maximum height allowed by the Land Development Code as measured at any point along the contoured finished grade plane. (See attached drawing).

CITY shall mean the City of Flagstaff.

CONDOMINIUMS. Condominiums are defined in the International Building Code, 2006 Edition and under City of Flagstaff Ordinance 2006-35 as an R-2 occupancy and will not be reviewed using the 2006 IRC. Condominiums are a collection of individually owned parcels or individual units within a common structure, combined with a joint ownership of commonly used property (sidewalks, hallways, stairs, etc.). The condominium is defined as the ownership of air-space with no ground attached.

FINAL GRADE AND POSITIVE DRAINAGE shall mean an area not less than five (5) feet (1530 mm) from the foundation of the structure and shall have a positive slope of 2% away from the structure.

FLOOD AREA referring to flood ways (no structures allowed) and flood plains (in which structures must be elevated and or have special flood resistant construction) see International Building Codes, 2006 Edition, Sections 1403.6, 1612, and Appendix G. All parcels with proposed new construction, additions and/or remodels adjacent to or in a flood area must be coordinated through Storm Water Management prior to the issuance of a building permit.

INSPECTION shall be a means in which a qualified person conducts an investigation on a completed trade such as framing, electrical, plumbing or mechanical to assure compliance with adopted minimum standards, or to investigate sub-standard housing as defined in the Uniform Housing code, or investigate dangerous conditions as defined per the Uniform Code for the Abatement of Dangerous Buildings.

PROPERTY LINE. Legally defined parcel boundary separating one piece of land from another and/or the Public Way. This line will be used as a reference to measure setbacks (zoning requirements) and building limitations (openings at property lines, fire ratings and type of construction as it relates to distance from a property line). For condominiums, the property line will be considered the point half-way between the demising wall (party wall) unless legally defined in the Final Recorded Plat as another reference point between units.

LADDER BACKING shall mean or refer to wood construction used at perpendicular or angular intersections of non-load bearing walls between stud bays.

PERMIT AREA BOUNDARY shall mean a property line, parcel line, easement or setback line.

ROUGH GRADE shall mean a stage at which the horizontal and vertical locations of the grade, cut and fill slopes, and drainage facilities approximately conform to the approved site plan.

SITE BOUNDARY LINE shall mean the same as PERMIT AREA BOUNDARY.

STOCKPILING shall mean the same as fill, except that it is assumed to be loose uncompacted material that is placed on a site for a temporary period of time. Stockpiling shall require a grading permit when it exceeds 50 cubic yards and shall not remain on the site for more than six (6) months without written permission from the Building Official or the City Engineer.

STORAGE CLOSET shall mean any enclosed space used for the purposes of storing personal items, combustible items, or other materials.

STORMWATER MANAGER shall mean the head of the City of Flagstaff Storm Water Management Section or his/her authorized representative.

SUNROOMS shall mean any room or additions made which is enclosed and meets the minimum size requirements of livable space (no dimension less than 7 feet (2142 mm) in width) minimum interior ceiling heights of 7'6" and is constructed to be a glass enclosure (roof and at least one wall). The sunroom must be separated from the dwelling unit by an operable door, such as an existing exterior door or patio sliding glass door (removal of existing windows to install a door is allowable). Such space may be considered livable space and therefore must conform to the electrical requirements of the IRC should no doors exist between the existing livable space and the sun room and it is deemed to be an extension of the livable space by the Building Official.

TEMPORARY shall mean a period not to exceed six (6) months.

TOWNHOUSES. Attached dwelling units with a legally described property line between units (two or more units, shall be reviewed using the International Residential Code, 2006 Edition, unless approved by the Building Official to be reviewed using the International Building Code, 2006 Edition. Developers must maintain

a five (5) foot clearance on townhouse end units between the property line and the face of the structure to allow for openings in the side walls of the individual units. Exceptions would be a recording of a "five (5) foot no-build easement on the Final Plat" or the unit is adjacent to a public right-of-way.

USABLE SPACE. Any space which can be either occupied, used for storage of materials and/or service area which houses mechanical equipment. The space may or may not have environmental conditioning. The usable space will include access corridors, utility closets, mezzanines, basements, crawl space storage, attic areas rated for either storage or floor loading, vestibules, and/or storage spaces.

ZONING PERMITS. All fences, accessory structures, patios, decks, garden walls, gazebos, pergolas or minor structures that do not require a building permit, but are considered structures permanently affixed or movable on a property shall be subject to review for a zoning permit. Fees are covered under City of Flagstaff Ordinance 2006-12 and policies are written and published for review.

CHAPTER 3, IRC, Building Planning

Amend Section R301.1 Design by adding sub-paragraph R301.1.4 Use of Registrants:

Residential, single family detached, structures are exempt from the requirements for a Design Professional under Arizona Revised Statutes (ARS 32-121 et. seq.) unless circumstances dictate the need for professional design submittal. When the proposed design exceeds the limitation of conventional light frame construction, empirical masonry design, or uses new assembly methods not covered by the International Residential Code, 2006 Edition or International Building Code, 2006 Edition, then the applicant must provide solutions by an Arizona certified or registered Design Professional in good standing. The Building Official may also request (and/or the plans examiners acting under the direction of the Building Official) to have areas of the construction project designed by such a Design Professional when the applicant does not have the expertise to provide sufficient details. Portions of the work designed by the Design Professional must be transferred to the construction working drawings on the applicable sheets for clear understanding by the contractor and sub-contractors or builder performing the work. The Building Official may require special inspection of assemblies by the Design Professional or a consulting firm which employs or contracts with Design Professionals authorized to perform such inspections.

Sub-assemblies, such as roof trusses or manufactured floor beams that indicate all imposed loading may be submitted without the "stamp" of an Arizona certified or registered Design Professional.

Any retaining walls having any imposed surcharges from adjacent structural elements or unbalanced loading that exceed four (4) feet (1224 mm), shall be designed by an Arizona certified or registered Design Professional and shall be submitted at the time of permit application.

Amend Table R301.2(1) "Climatic and Geographic Design Criteria"

This information may be used by Design Professionals in lieu of the tables provided in Chapter 16 of the International Building Code (IBC), 2006 Edition.

Roof Snow Load:	40 pounds per square foot
(Measured on the roof, no reduction for slopes less than 45 degrees without providing engineering and/or approval by the Building Official)	
Wind Speed:	90 miles per hour
Seismic Design Category:	"C"
Weathering:	Severe
Frost line depth:	30 inches
Termite: (All new construction including additions shall have termite protection provided and a certification available for the on-site inspector prior to pouring slabs or installing first floor framing.)	Moderate to Heavy
Decay:	Moderate
Winter Design Temperature:	4 degrees (F)
Ice Shield Under-layment Req'd:	Yes
Flood Hazards:	1-19-83; 9-18-90*
Air Freezing Index:	1014
Mean Annual Temperature:	45.4 degrees (F)
Climate Zone (IECC, Table 301.1:	Zone 5

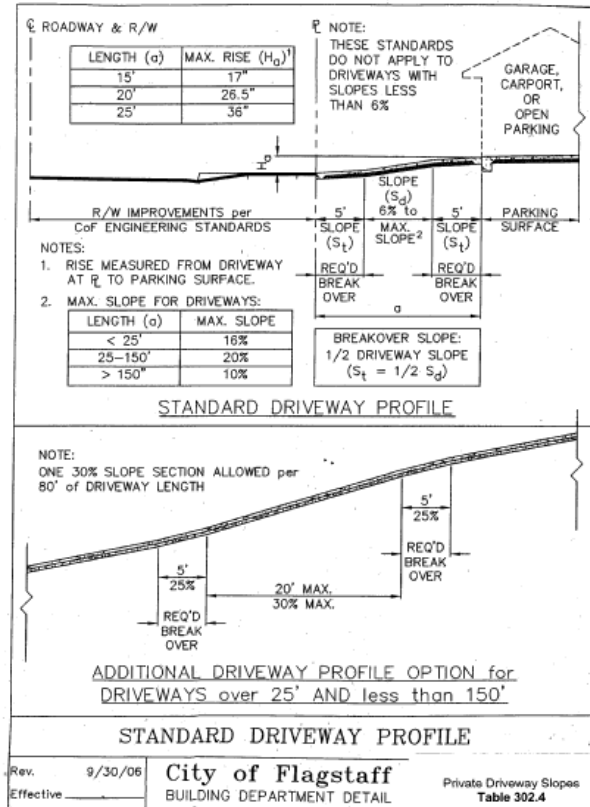
- * The flood hazard dates reflect the current National Food Insurance Program and the date of the currently effective "Firm" Map (used by the City of Flagstaff). These maps are updated by the issuing agency and adopted by Storm Water Management without notice.

Amend Section R302.1 Exterior Walls, Exception 2:

Detached garages accessory to a dwelling located within five (5) feet of a lot line (property line) are permitted to have roof eave projections not exceeding 20 inches (508 mm).

Amend Chapter 3, IRC Building Planning by adding a new Section R302.4:

"R302.4 Driveway Slope. 1. Driveways 150 feet or longer shall not exceed the maximum slope of 10% (fire access and Engineering Standard for public driveways). 2. Driveways less than 150 feet but greater than 25 feet shall have a maximum slope of 20% (Exception: one 20 foot long section per 80 feet of driveway length may be constructed to a maximum slope of 30%. Break-overs shall be required at both ends. 3. Driveways less than 25 feet shall not exceed a 16% slope for the entire length with 5 foot break-overs between 0-6% included with the 25 feet of driveway length. [Table R302.4]



Amend Section R317.1, Exception 2, by adding:

See Section R317.3 for protection of penetrations at ceilings.

Amend Section R324 by adding the following:

1. Contractor shall submit to the Arizona Department of Environmental Quality Notice of Intent (NOI) and Notice of Termination (NOT) pursuant to the requirements of ARS Title 49, Chapter 2, Article 3.1. A copy of the submitted NOI and the NOT shall be provided to the City of Flagstaff Storm Water Management Section. The NOI shall be submitted prior to issuance of any grading or offsite permits. The NOT shall be submitted prior to the issuance of a Building Permit and final acceptance of off-site improvements and the certificate of occupancy. (On-site grading must exceed 50 cubic yards. Exceptions to be approved by Stormwater Manager.)
2. An Arizona registered Civil Engineer shall prepare and submit for review and approval a Storm Water Pollution Prevention Plan (SWPPP) in accordance with the Arizona Department of Transportation (ADOT) Best Management Practices (BMP) manual (or other BMP's as may be approved by the Storm Water Manager). Submittal shall be made concurrent with the Civil Plan submittal and attached to the Civil Plan set. Review timeframes shall be the same as other civil reviews.

3. Prior to commencement of Grading Activities, the SWPPP shall be in place and the City of Flagstaff contacted for inspection. The grading permit will be issued upon City of Flagstaff approval of the implementation of the approved SWPPP.
4. During construction, the SWPPP shall remain in place, and shall be maintained until project completion as witnessed by a Final Grading Certification. Failure to maintain structural controls may result in a Stop Work Order.
5. In accordance with the provisions of this section, the City of Flagstaff may withhold permits, occupancy or other remedy in order to ensure compliance.

Amend Chapter 3 by adding a new Section 325:

R325 Manufactured Housing Design requirements. All new manufactured housing (housing classified as modular, factory built or manufactured house) installed within the City of Flagstaff will be designed to meet HUD minimum standards. The City of Flagstaff enforces a 40 pounds per square foot roof snow load for site built construction. HUD standards for snow winter areas in Arizona is not consistent with local conditions and owners should be aware of the differences.

For "used" manufactured housing or "resale"/relocated manufactured housing being brought into the City of Flagstaff, the following applies. As per direction from the State of Arizona, Office of Manufactured Housing, A.R.S. Title 41, specifically requires that all manufactured housing units be certified to meet the minimum standards of the United States Department of Housing and Urban Development and are to be designed in accordance with consistent State of Arizona Standards for manufactured homes and related industries. An applicant requesting an installation permit and inspection (covered under an IGA between the State of Arizona Office of Manufactured Housing and the City of Flagstaff) will be required to provide proof to the Building Official of the current State certification or re-certification of the unit.

CHAPTER 4, IRC, Foundations

Amend R401.4.1 by adding:

All new residential subdivisions require a geotechnical soils report be prepared with foundation recommendations. In established areas of the City of Flagstaff (especially for those areas designated as "in-fill" or vacant lots not built out in subdivisions established prior to 1996), the designer may use 1500 pounds per square foot. Where the Building Official determines that in-place soils with an allowable bearing capacity of less than 1500 pounds per square foot (psf) are likely to be present at the site, then allowable bearing capacity shall be determined by a geotechnical investigation at the expense of the permit applicant.

Amend Table R402.2 to allow 3,000 pounds per square inch (psi) concrete with air entrainment for enclosed concrete garage floors under the "severe weathering potential" column.

Amend R403 by adding:

All footings located less than 18 inches (457 mm) below existing grade to be air entrained, 3,500 psi concrete (severe weather), and pinned to rock at intervals specified for foundation wall vertical reinforcements or as specified by the Arizona design professional.

Amend R403.1.1 by changing:

Spread footings shall be at least 8 inches (204 mm) in thickness. Footing projections, *P*, shall be at least 4 inches (102 mm) and shall not exceed the thickness of the footing. Exception: Footing designs without reinforcing steel must be "sealed" by a certified or registered Design Professional.

Amend R403.1.2 and R403.1.3 by adding:

Add Seismic "C" category to both sections at all seismic D1 and D2 locations.

Amend R403.1.3 by deleting the exception.

Amend Table R403.1 by changing:

All references to 1,500 and 2,000 psf Load Bearing columns shall be changed from 12 inch (305 mm) and 15 inch (383 mm) minimum width of concrete or masonry footings to 16 inch (408 mm) minimum width for one and two story convention light-frame construction and one story under 4-inch brick veneer and 8-inch solid or fully grouted masonry structures.

Amend R403.1.3.1 by deleting in its entirety and replacing with:

Foundations with stem-walls shall be provided with a minimum of one No. 4 bar at the top of the wall and two No. 4 bar at the bottom of the footings equally spaced.

Amend R403.1.3.2 by adding:

The top continuous #4 rebar shall be not more than 5 inches (128 mm) below the finished concrete surface and be placed in close proximity to anchor bolts per R403.1.6. Vertical # 4 rebar shall be placed at all corners and at a maximum of four feet (1090 mm) on center.

Delete section R403.3 in its entirety.

Amend R404.1.1; R404.1.2; R404.1.4, R404.1.8 by adding:

Add Seismic Design Category "C" to all references of D1 and D2.

Amend R404.1.4 number 1 by deleting "in the upper 12 inches of the wall" and adding:

1. Minimum reinforcement shall consist of one No. 4 (No. 13) horizontal rebar located at top of wall not more than 5 inches (128 mm) below the finished concrete and at the top course of

concrete masonry unit walls within close proximity to the anchor bolts.

Amend R404.1.4, second paragraph by changing:

Change the vertical reinforcement bar reference from a #3 rebar vertically to a #4 rebar.

Amend R407.3 Exception by deleting:

Delete Seismic Design Category "C" from this exception.

CHAPTER 6, IRC, Wall Construction

Amend R602.5 by adding:

When "ladder backing" is allowed, the spacing of the material must be 8 inches (204 mm) on center.

CHAPTER 9 of IRC, Roof Assemblies

Amend R904.2 by adding:

All roofing must comply with City of Flagstaff Ordinance No. 1940. The materials used must be a class "A" or "B" and no rolled roofing is allowed.

CHAPTER 11, IRC, Energy Efficiency

PHASE I

Amend Section N1101.2 Compliance by adding the following:

Section N1101.2.2 Prescriptive compliance versus the applicable sections of the International Energy Conservation Code (IECC), 2006 Edition. This compliance standard will minimize the amount of calculations on work on the part of the builder to comply with the requirements of the adopted IECC. For design purposes, Flagstaff will be Zone 5 for Coconino County per Table N1101.2. Should the designer desire to use the prescription method of compliance, sections N1102 through N1103 may be substituted. Additionally, Chapter 4 (pages 19-22) of the IECC will be substituted. The designer and/or builder may not select items from one method over another as a means to reduce energy conservation requirements. The applicant is encouraged to pick one method only.

Add Section N1104, Prescription compliance requirements:

Section N1104, Prescription Energy Conservation requirements for residential new construction will comply with the following City of Flagstaff requirements. Remodels are exempt from Chapter 11. Additions will only apply if existing insulation is disturbed and must be replaced. A complete copy of the Coconino County Sustainable Building Program checklist may be obtained from either jurisdictions web-pages or from the Community Development section. For sustainable designs, the builder or contractor may elect to use other recognized checklists (i.e., LEED residential, Pima County,

City of Scottsdale, et cetera). The use of this substitute program will allow contractors, developers and owner-builders to accomplish the same goals with a minimum amount of design work and calculations to assure code compliance. The designer may elect to use all of the design requirements of the IECC and/or IRC, 2006 Edition to supplement the structure's design, but must provide the minimum requirements listed below to assure that the structure meets the code compliance requirements. The implementation of the International Energy Conservation Code will be phased in starting on Monday, 7 July 2008. The second phase will be one year later, starting on Monday, 6 July 2009. Additional requirements will be reviewed and implemented with the adoption of the next series of City of Flagstaff Building Code Amendments in 2010.

Add Section N1105, Mandatory changes in residential design and construction required as of July 6, 2008.

Section N1105, Mandatory changes in residential design and construction required as of July 6, 2008:

Section N1105.1. Wildfire protection standards for un-subdivided areas and for those areas outside existing time-limited response by the Flagstaff Fire Department will be constructed using the Colorado State Forest Service Firewise Construction Design & Materials guidance. The designer may use the International Urban Wildland Interface Code, 2006 Edition, as an alternative. This is currently being used and was implemented in 2001 by the Flagstaff Fire Department for residential structures. [No change]

Section N1105.2. Insulation values in 2x6 wall construction will remain the same at R-19. Insulation values in 2x4 wall construction will remain at R-15 (high density). Construction using Structural Insulated Panels (SIPS) and/or straw bail in-fill methods will be a minimum of R-21 (industry standards often show results of R-30 to R-45 depending upon materials and thickness of the wall).

Section N1105.3. Insulation values in ceilings will be increased from R-30 to R-38. Because of the additional thickness of the insulation, shed roof construction will be a minimum of 2x12s to allow for the air space above the insulation. The use of manufactured roof framing projects such as TJI, BCI and LPI, et cetera, will require the minimum thickness of 11-7/8" joists for use in areas where insulation is required. (Amended Ord. 2008-12, 04/15/2008)

Section N1105.4. Water heaters must be insulated using exterior "jackets" or for "Energy Star" or energy conservation rated appliances that have pre-installed insulation between the exterior protective housing and the interior glass water container, the insulation information must be available on the appliance installed at the time of final inspection. A minimum total insulation value of R-16 must be achieved. This applies to new installation or replacements.

Section N1105.5. A carbon monoxide (CO) detector will be installed at the house/garage entry door and within each utility room where combustion appliances are used (sealed combustion appliances are

exempt). A laundry room which uses gas appliances would require a detector.

Section N1105.6 Duct insulation (cross-referenced to Section M1601.3.4) by increasing all duct insulation from R-6 to R-8.

Section N1105.7 All hot water supply lines (both ½" and ¾") will be insulated with a minimum of R3.6 wrap insulation; or ½" foam covers. All joints between sections of insulation will be snugly butted together and wrapped with duct tape.

Section N1105.8. At the time of final inspection, the builder, contractor, or owner must install compact fluorescent lights (CFLs) in the high use areas for new construction. High use areas are typically defined as kitchens, bedrooms, livingroom, family room, and dining area.

Section N1105.9 All new construction and replacement heating units (optional for hydronic in-floor heating systems) will have programmable thermostats.

PHASE 2:

Add Section N1106, Mandatory changes in residential design and construction required as of July 7, 2009:

Section N1106, Mandatory changes in residential design and construction required as of July 7, 2009:

Section N1106.1 All newly installed toilets must be "high efficiency toilets (HET)" units which have a maximum of 1.3 gallons for solids. (Special attention to this change needs to be addressed by suppliers and home improvement centers which stock the older style units).

Section N1106.2 All new residential single family detached units are "voluntarily" requested to be dual plumbed for "gray water" disposal and conservation efforts. This is only the piping requirement and does not include tanks or irrigation systems. Access for future valving must be provided. Initial installation will be connected to sanitary sewer. The gray water will be collected from lavatories, showers, bathtubs, and washing machines only. [Gray water may not be collected from toilets, laundry trays or kitchen sinks]. The dual piped system will be clearly marked in accordance Appendix C, Gray Water Recycling Systems, pages 105-109 of the International Plumbing Code, 2006 Edition. The dual system must have a cross over-valving setup to accommodate the City of Flagstaff four-season climate and to allow the plumbing systems to work normally when not being used by the occupant. Under the regulations established by ADEQ, the design of any operational gray water system may not discharge more than 399 gallons per day. No pressured system may be used which would spray the contents of the holding tank into the atmosphere. Discharge of gray water must be either through a drip irrigation system or gravity flow through an underground buried discharge system (minimum of 12" below finished grade). (Reference Type 1 General Permit Best Management Practices

for the 13 points of using gray water, at www.adeq.state.az.us or call at 1-800-234-5677.

Section N1106.3 Sealed-combustion fire places. To reduce the amount of heat wasted from "open" solid fuel fire places, all decorative appliances, wood burning stove, pellet stove and other combustion heating equipment for environmental heating must obtain all of the combustion air from the exterior of the structure. All decorative appliances, pellet stove, high efficiency fire places will be direct vent units. Central heating unit furnaces and boilers for radiant heating that require make-up air may be equipped with heat-exchangers; but are not specifically addressed in this portion of the prescriptive requirements. Applicant is allowed one traditional open non-sealed solid fuel fireplace or appliance.

Section N1106.4 A construction waste reduction/reuse plan will be written and provided at the time of building permit submittal for new construction of all new commercial projects (apartments and condominiums), townhouse subdivisions and or single family detached builders who submit for more than 15 permits within a subdivision during any one calendar year. The plan must address construction waste to include cardboard, drywall, foam, metal, concrete, masonry and asphalt.

Section N1106.5 All new construction and replacement windows to have National Fenestration Rating Council (NFRC) total unit U-factor of 0.45 or less. Windows will also be low-E where practical (not recommended for southern exposures) or not being used for solar heat gain to fuel a solar massing device.

Section N1106.6. To save hot water generation in residential new construction, the designer will either (1) locate the water heater within fifty (50) feet of the point of use (IPC requires it to be within one hundred (100) feet without a recirculating pump) or (2) insulate the water heater to R-16 and insulate the water supply lines, or (3) use a recirculating pump with timer to supply hot water to the point of use. Other options, such as on demand water heating systems may be used. (July 6, 2008)

Chapter 13 IRC, General Mechanical

Amend Section M1305 by:

Amending Section M1305.1.1 by changing the title to read, Furnaces and Air Handlers.

Also by adding "or air handler" to the 5th sentence after furnace.

Amending Section M1305.1.4.3 by adding:

"Furnaces are to be hard-wired with a 20 ampere motor rated disconnect within sight of the furnace."

Amending Section M1305.1.5 by adding:

Heating, Air Conditioning, and Refrigeration Equipment Outlet. A 125-volt, single phase, 15 or 20 ampere rated receptacle outlet shall be installed in an accessible location for the servicing of heating, air conditioning, and refrigeration equipment. The receptacle shall be located on the same level and within 25 feet (7.5 meters) of the heating and air conditioning, and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the equipment disconnecting means.

Amend Section M1307 by adding:

M1307.6 Liquefied Petroleum Appliances. LPG appliances shall not be installed in an attic, pit or other location that would cause a ponding or retention of gas.

Amend Section M1307.3.1 by adding:

Twenty-four (24) inch (610 mm) platform(s), bollards, and/or wheel stops shall be used for appliance protection.

CHAPTER 16 of IRC, Duct Systems.

Amend Section M1601.3.1 by adding:

All ductwork joints shall be sealed with water-based mastic.

Amend Section M1601.3.4 by adding:

4. All air-supply and return duct work will be insulated with a minimum of R-8 insulation; the duct work must be clearly marked by the manufacturer of the duct wrap material or if part of the duct construction, then certification must be provided at the time of inspection from the manufacturer. No use of building cavities will be allowed unless the duct is sealed.

CHAPTER 17 IRC, Combustion Air

Amend M1703.5 by deleting the reference to 0.5 inch (12.7 mm) openings.

CHAPTER 20 IRC, Boilers and Water Heaters

Amend Section M2005.2 by: Delete the word storage in the 2nd sentence and replace with clothes.

CHAPTER 24 IRC, Fuel Gas

Amend Section G2408.3 to read as follows:

Appliances located in private garages shall be installed with a minimum clearance of 24 inches (460 mm) above the floor, or the addition of tire stops or concrete bollards. The exception is deleted in its entirety.

Amend G2417.4.1 and G2417.4.2 by deleting both and replacing with:

The test pressure shall be 10 psi (or half the maximum of the gauge) for a period of 15 minutes.

Amend G2439.4 (614.5) Makeup air by adding:

Rooms containing a gas clothes dryer must be sized at a minimum of 50 cubic feet per 1000 BTUH for make-up air requirements; reference Section M1702.1.

CHAPTER 26 IRC, General Plumbing Requirements

Amend P2603.6.1 by deleting in its entirety and adding the following:

Building sewers that connect to private sewage disposal systems must be approved by the Coconino County Environmental Health Department and approved by the City Engineer. Building sewers shall be a minimum of 12 inches (306 mm) below grade.

CHAPTER 27 of IRC, Plumbing Fixtures

Amend P2712.1, Water Closets by adding:

All newly installed toilets must be HET units which have a maximum of 1.3 gallons for solids. (Special attention to this change needs to be addressed by suppliers and home improvement centers which stock the older style units). *This requirement goes into affect on 6 July 2009.*

CHAPTER 29 IRC, Water Supply and Distribution

Amend Section 2903 by adding:

P2903.1.1 Water Conservation. A hot water circulation system shall be designed so as to provide hot water to the farthest outlet in no less than 15 seconds. [It is assumed that bathtubs, washing machines, sinks, showers and other plumbing fixtures that are within fifty (50) feet of developed length of piping of the hot water source meets this requirement. Plumbing fixtures beyond that distance must be fitted with "on-demand" hot water appliances and/or re-circulating pump systems to provide the hot water. Since manifold plumbing systems are not compatible with recirculation pumping systems, the designer must take into account the locations of the hot water source to keep the developed length at fifty (50) feet or less.]

CHAPTER 30 IRC, Sanitary Drainage

Amend P3005.3 by deleting the following:

References to 2-1/2 inch diameter piping and 3" diameter horizontal drainage piping shall be deleted. Replace these with 3 inches (76 mm) and 4 inch (102 mm) piping respectively.

CHAPTER 31 IRC, Vents

Amend P3101.1 Roof Extension.

Add "12 inches (306 mm) above the roof or 12 inches (306 mm) above the maximum anticipated snow accumulation for any one storm event, based upon yearly averages for the City of Flagstaff."

Amend P3103.5 by adding:

All vents shall terminate a minimum of 12 inches (306 mm) above the surface of the roof. Plastic ABS schedule 40 vent material must be painted to prevent UV light deterioration of the vent.

INTERNATIONAL RESIDENTIAL CODES (IRC), 2006 EDITION, PART X - APPENDICES

APPENDIX A - Sizing and Capacities of Gas Piping

APPENDIX B - Sizing of Venting Systems Serving Appliances Equipped With Draft Hoods, Category I Appliances, and Appliances Listed for Use With Type B Vents.

APPENDIX C - Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems

APPENDIX D - Recommended Procedure for Safety Inspection of an Existing Appliance Installation

APPENDIX E - Manufactured Housing Used as Dwellings. Delete in its entirety (Manufactured Housing is covered with an IGA between the City of Flagstaff and the State of Arizona, Office of Manufactured Housing. [See the addition to Chapter 3, Section 324 with specifics on roof snow loading.]

APPENDIX F - Radon Control Methods

APPENDIX G - Swimming Pools, Spas and Hot Tubs

APPENDIX H - Patio Covers

APPENDIX I - Private Sewage Disposal, Delete in its entirety. The administrative authority for Private Sewage disposal resides with Coconino County Environmental Health Department.

APPENDIX J - Existing Building and Structures.

APPENDIX K - Sound Transmission

APPENDIX L - Permit Fees (see adopting notification requirements to City Council and annual review of fees, normally done in January of each physical year. Residential fees were set and published last in August 2005).

APPENDIX M Home Day Care, R-3 Occupancy (a home occupation permit is required prior to receiving any building permits for conversions or improvements).

APPENDIX N - Venting Methods

APPENDIX O - Gray Water Recycling Systems (cross reference to Chapter 11 and timing for implementation. Applicant must also meet the requirements of ADEQ if systems are larger than what the State of Arizona allows).



TECHNICAL TOPICS

Form No. TT-077A

Page 1 of 2

NARROW GARAGE WALL BRACING FOR ONE- AND TWO-STORY HOMES

New portal frame designs, developed by APA, have been tested to show bracing performance that is comparable to existing code-permitted bracing for residential structures (APA Technical Topic TT-073). There is a frequent desire to use narrow wall designs without hold-downs at garage door openings. According to the code, in the lower seismic regions of the U.S., 24-in. narrow wall designs can currently be applied with no hold-down devices when the home is fully sheathed with wood structural panels (see Section R602.10.5 of the 2003 International Residential Code). One drawback, however, is the one-story limitation for this application (see IRC Table R602.10.5 footnote b). The limitation represents a significant restriction since many dwellings have a second story over the garage.

APA conducted a series of tests to justify expanding no-hold-down portal frame application recommendations to two-story dwellings, where the portal frame is applied to the first story in a fully sheathed structure in areas with low seismic risk (APA, 2003). Results of this test program show that 16-in.-wide portal frame designs, with a 6:1 height-to-width ratio as measured at the vertical wall segment, performed comparably to wall bracing systems currently accepted in the IRC for use in any of three stories of a fully sheathed structure.

APA tests show that the portal frame segment depicted in Figure 1 provides bracing-level performance that is comparable to IRC bracing permitted under multiple stories. Use of the detail shown in Figure 1, however, should be limited as follows:

- Use next to garage door openings only.
- Apply to the first story in residences of up to two stories.
- Completely sheath the structure with wood structural panels and use wall corner detailing as shown in Figure 1, per IRC Section R602.10.5.
- Use only in Seismic Design Categories A-C, and limit to wind speed regions in accordance with the general conventional construction limitations stated in the IRC.

References

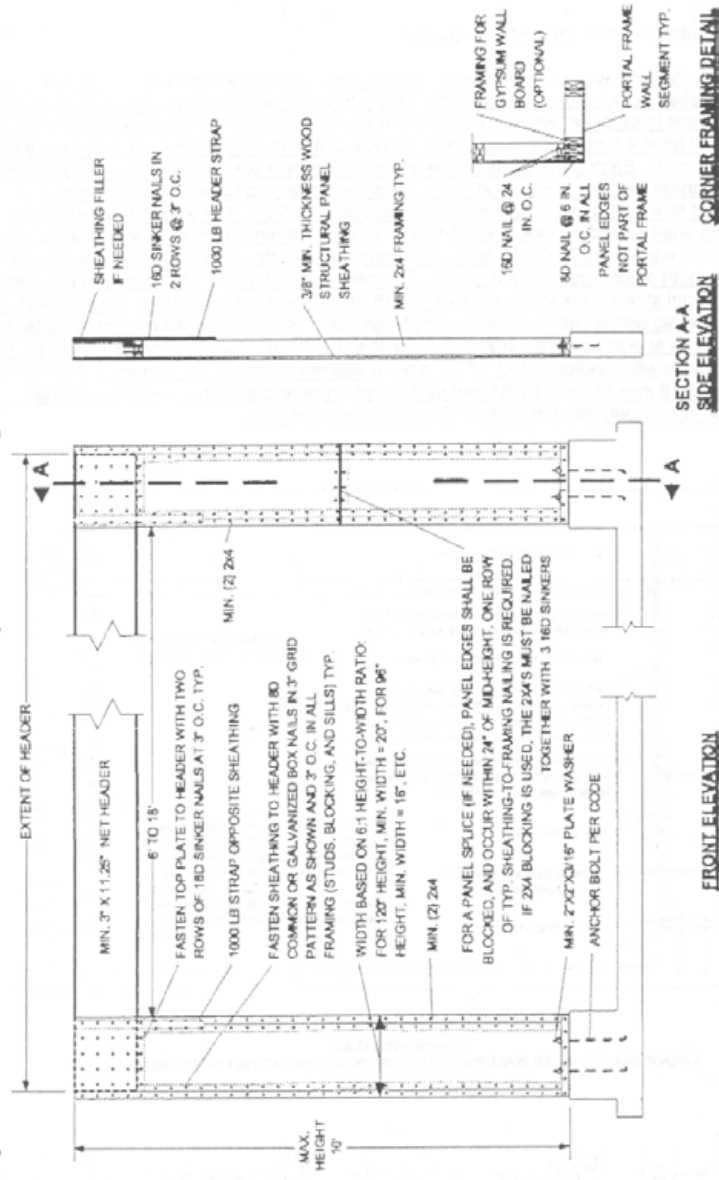
APA, 2003. Testing a Portal Frame Design For Use as Bracing in Fully Sheathed Structures. APA Report T2003-48. APA – The Engineered Wood Association. Tacoma, WA.

Technical Services Division
November 2003

© 2003 APA-The Engineered Wood Association

Because APA has no control over quality of workmanship or the conditions under which engineered wood products are used, it cannot accept responsibility of product performance or designs as actually constructed. Consult your local jurisdiction or design professional to assure compliance with code, construction, and performance requirements.

Figure 1. Recommended construction details for APA portal frame bracing without hold-downs



AMENDMENT

R602.10.5

(Add the following after the first paragraph.)

Exception: Vertical wall segments in the first of one or first of two story buildings next to garage openings shall be permitted to have a 6:1 height-to-width ratio (with height being measured from top of header to sill plate) when constructed in accordance with the following provisions. Each panel shall have a length of not less than 16 inches (406 mm) and a height of not more than 10 feet (3048 mm). Each panel shall be sheathed on one face with a single layer of 3/8-inch-minimum-thickness (9.5 mm) wood structural panel sheathing nailed with 8d common or galvanized box nails in accordance with Figure R602.10.5(2). The wood structural panel sheathing shall extend up over the solid sawn or glued-laminated header and shall be nailed in accordance with Figure R602.10.5(2). The header shall extend between the inside faces of the first full-length outer studs of each panel. The clear span of the header between the inner studs of each panel shall be not less than six feet (1829 mm) and not more than 18 feet (5486 mm) in length. A strap with an uplift capacity of not less than 1000 pounds (454 kg) shall fasten the header to the side of the inner studs opposite the sheathing. Two anchor bolts shall be installed in accordance with Section R403.1.6, and plate washers shall be a minimum of 2 inches by 2 inches by 3/16 inch (51 mm by 51 mm by 4.8 mm) thick and shall be used on each bolt. This exception is only permitted in Seismic Design Categories A-C.

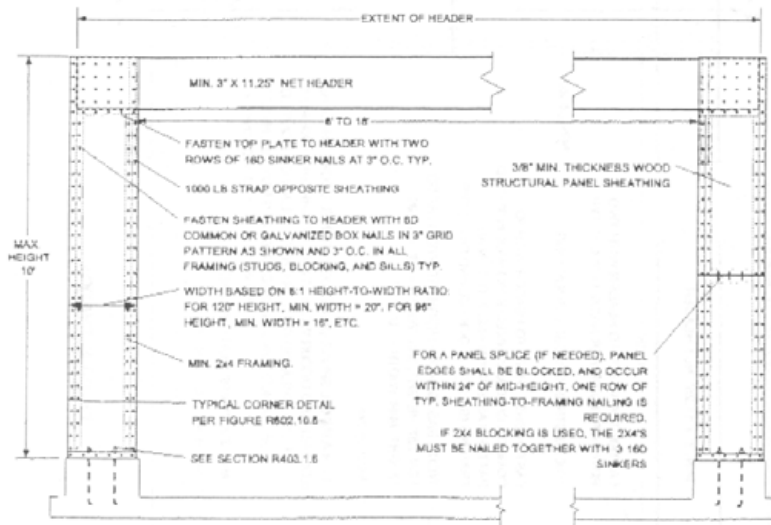


FIGURE R602.10.5(2)
GARAGE DOOR BRACED WALL PANEL FOR USE WITH CONTINUOUSLY SHEATHED WALLS

Portal Frame State Amendment.pdf

CHAPTER 4-02

INTERNATIONAL BUILDING CODE

Sections:

<u>4-02-001-0001</u>	DEFINITIONS
<u>4-02-001-0002</u>	ADOPTION OF CITY OF FLAGSTAFF 2006 INTERNATIONAL BUILDING CODES
<u>4-02-001-0003</u>	SAVING CLAUSE
<u>4-02-001-0004</u>	VIOLATION AND PENALTIES
<u>4-02-001-0005</u>	AMENDMENTS

4-02-001-0001 DEFINITIONS

As used in this City of Flagstaff 2007 Building Code Amendments and all of the referenced herein adopted International Codes, the following terms shall have the meaning herein prescribed:

- A. Wherever the word "Municipality" or "[Name of Jurisdiction]" is used, it shall be mean the City of Flagstaff.
- B. Wherever the term "Department of Building Safety" is used, it shall mean "Development Services Division."
- C. Wherever the term "Corporation Counsel" is used in this Chapter, it shall mean the Attorney for the City of Flagstaff (Ordinance 587:8-14-62).
- D. Wherever the term "Administrative Authority" is used in conjunction with publicly provided utilities (natural gas, electricity, internet and broad band service, telephone, and cable television), it shall mean the current contract company providing the respective service. Wherever the term "Administrative Authority" is used in conjunction with publicly provided utilities or permits (water, sewer, storm water management and/or building permits), it shall mean the City of Flagstaff.

4-02-001-0002 ADOPTION OF CITY OF FLAGSTAFF 2006 INTERNATIONAL BUILDING CODE AMENDMENTS

There are hereby adopted by the City Council of the City of Flagstaff for the purposes of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, alteration, removal, maintenance of buildings and structures, including permits and penalties, those certain International Codes known and referred to with particularity as the International Building Code (IBC), 2006 Edition, providing for amendments, additions and deletions thereto, providing for amendments, additions and deletions thereto; International Plumbing Code (IPC), 2006 Edition, providing for amendments, additions and deletions thereto, of this not less than three (3) copies have been and now are on file in the office of the City Clerk of the City of Flagstaff, and the same are hereby adopted and made part hereto by this reference as fully and completely as if fully herein set forth and from the date on which this Chapter should take effect, the provisions of the aforesated Codes, 2006 editions, shall be controlling for construction within the corporate limits of the City of Flagstaff

4-02-001-0003 SAVING CLAUSE

Nothing in this Chapter or in the International Building Codes hereby adopted shall be construed to affect any suit or proceeding now pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinances replaced hereby. Nor shall any right or remedy of any character be lost, impaired, or affected by this Chapter.

4-02-001-0004 VIOLATION AND PENALTIES

- A. Violations. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use or maintain any building or permit the same to be done in violation of this Code.
- B. Penalties. Any person, firm, or corporation violating any provision of this Code shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punishable by a fine and/or imprisonment set forth by the governing laws of the jurisdiction. Each separate day or any portion thereof, during which any violation of this Code occurs or continues, shall be deemed to constitute a separate offense.

4-02-001-0005 AMENDMENTS

The following provisions shall have the effect of either amending, adding to, or deleting from the International Building Code (IBC), 2006 Edition.

CHAPTER 1, IBC Administration [International Building Code only]

Amend Section 104.7, Department Records, by adding the following language to the end of the first paragraph:

All records are kept in both hard copy and electronic format. The electronic format information may be requested on a "walk-in" basis and reviewed during normal working hours; copies or inspection of original documentation requires written notice and reasonable amount of time for Staff to collect the required records from an off-site warehouse location. Written requests will go through the City Clerk's office for processing.

Amend IBC Section 105.1.1, Annual facility permit and Section 105.1.2 by replacing with the following:

Section 105.1.1 Annual Facilities Permit requirements - General. The Annual Facility Permit is intended to simplify the permitting and inspection process for Qualified Facilities. The Annual Facility Permit simplified the process by allowing City inspectors to review plans without being processed through formal plan review. Instead, it allows the Qualified Agent and /or the Qualified Facility Maintenance Staff member, who are familiar with the construction history of the Qualified Facility, to review work without requiring a standard building permit. The process provides a limited exemption from the Building Code compliance. The Annual Facility Permit is issued to a business owner(s) for one building or a series of related buildings in a single complex owned by the same owner(s). The Annual Facility Permit fee shall be \$3,500 \$3,000 initially and \$2,000~~\$1,500~~ for the Annual Facility Permit renewal fee. The business owner(s) covered

under the Annual Facility Permit shall provide annual certification for the Qualified Agent and shall provide a detailed description of the anticipated work to be performed under the Annual Facility Permit.

Amend Section 104.7, Department Records, by adding the following language to the end of the first paragraph:

All records are kept in both hard copy and electronic format. The electronic format information may be requested on a "walk-in" basis and reviewed during normal working hours; copies or inspection of original documentation requires written notice and reasonable amount of time for Staff to collect the required records from an off-site warehouse location. Written requests will go through the City Clerk's office for processing.

Amend IBC Section 105.1.1, Annual permit and Section 105.1.2 by replacing with the following:

Section 105.1.1 Annual Facilities Permit requirements - General. The Annual Facility Permit is intended to simplify the permitting and inspection process for Qualified Facilities. The Annual Facility Permit simplified the process by allowing City inspectors to review plans without being processed through formal plan review. Instead, it allows the Qualified Agent and /or the Qualified Facility Maintenance Staff member, who are familiar with the construction history of the Qualified Facility, to review work without requiring a standard building permit. The process provides a limited exemption from the Building Code compliance. The Annual Facility Permit is issued to a business owner(s) for one building or a series of related buildings in a single complex owned by the same owner(s). The Annual Facility Permit fee shall be \$3,500 \$3,000 initially and \$2,000~~\$1,500~~ for the Annual Facility Permit renewal fee. The business owner(s) covered under the Annual Facility Permit shall provide annual certification for the Qualified Agent and shall provide a detailed description of the anticipated work to be performed under the Annual Facility Permit.

Add 105.1.1.1 Definitions: For the purposes of this section, certain terms are defined as follows:

INSPECTOR is a person employed by the City of Flagstaff (either through contractual services or as a full time City employee) to perform field and/or plan review inspections of buildings and structures in order to enforce the City's Building Code requirements.

PROJECT SCOPE LIMITATIONS are restrictions on the size of a project for eligibility for the Qualified Facility building permit exemption under an Annual Facility Permit. The exemption eligibility is limited to projects not to exceed \$35,000 in construction costs or twenty-five percent (25%) of the existing square footage of the structures.

QUALIFIED FACILITY MAINTENANCE STAFF MEMBER is a person(s) either employed by or contracted with the Qualified Facility owner(s) and who is certified by the State of Arizona in the case of specialized inspections, such as (elevators, boiler, and fire sprinkler suppression systems) and/or is authorized by the Qualified Facility owner(s) to engage a Licensed contractor for the type of work being performed.

QUALIFIED AGENT is a person(s) authorized to represent the business Owner(s) of a Qualified Facility, registered and residing in the State of Arizona, and who shall be responsible to the business owner(s) for compliance with the substantive provisions of this code.

QUALIFIED FACILITY is an existing structure(s) owned by an individual(s), firm, corporation, or legal entity engaged in the business of manufacturing, processing, providing services or other commercial enterprise. The Qualified facility includes all existing Specialized Buildings and related building service equipment, all of which shall be an integral part of the business of manufacturing, processing, providing services, or other commercial enterprises of business owner(s). Subject to Project Scope Limitations, the Qualified facility under an Annual Facility Permit is generally exempt from the standard building permit requirements pertain to remodeling, repairs, alterations, improvements and conversions constructed completely within the original "footprint" of the existing structure(s). Any Qualified Facility which requires new additions, new detached facilities, or new facilities associated with all operations, shall require Development Review Board approval and shall meet all standard building permit requirements as set forth in Section 105.

SPECIALIZED BUILDING is an existing structure(s) that serves as an accessory building(s) as defined by Section 10-14-004-0001 of the City's Land Development Code, COF Ord.1690, and is used for the business of manufacturing, processing, provision of services, or other commercial enterprise of the Qualified Facility.

Add 105.1.2.2. Permit Issuance. Each applicant for an Annual Facilities Permit shall fill out an "Application for BUILDING/GRADING Permit" form. Each Qualified Facility shall require a separate application form. The information on the form shall include the following:

- A. The name, address, phone number, and business operation of the Qualified Facility owner(s). The name, address, and phone number of the Qualified Agent (if any) for the business and proof of current technical registration and licensing by the State of Arizona. If the Qualified Agent is not an employee of the Qualified Facility owner(s), the contract shall be for at least a one-year term.
- B. The name and phone number of the Qualified Facility Maintenance Staff Member for the Qualified Facility owner(s).
- C. A statement that the Qualified Agent may on behalf of the Qualified Facility owner(s), contract with third party on-site inspectors and/or superintendents for completing work under the Annual Facility Permit. In addition, a statement that the Qualified Facility owner(s) assumes all Responsibility for assuring that all work performed under the Annual Facility Permit meets the current Building Code standards.
- D. A site plan clearly indicating the existing location and total square footage of the entire Qualified Facility at the site intended to be covered under the Annual Facility Permit, including all Specialized Buildings and building service equipment.

- E. A statement describing the nature and extent of all work expected to be performed at the Qualified Facility under the Annual Facility Permit.

Add 105.1.2.2.1 The Annual Facility Permit applicant may schedule inspections using the blanket permit issued after pre-paying an hourly fee (currently \$47/hour, Section 107 of the 1997 Uniform Administrative Code) and scheduling the inspection prior to any time limitations provided by the City of Flagstaff.

Add 105.1.2.2.2 The appropriate routing action shall be taken by the City's Building Official for review of each Annual Facility Permit application. The applicant shall be notified upon approval or denial. If the application is disapproved, the applicant may appeal such decision to the Building and Fire Code Board of Appeals (Resolution 2001-42, 19 June 2001) no later than fourteen (14) calendar days after receipt of notice of disapproval. The fee for filing an appeal is \$250, which is non-refundable.

Add 105.1.2.3 Permit expiration. The Annual Facility Permit(s) shall be valid for a period of one year from the date of issue. The Annual Facility Permit shall be renewed annually and timely payment of annual renewal fee shall be made prior to performing any further permitted work.

Add 105.1.2.3.1 If the Qualified Agent's contract or employment at the Qualified Facility terminates prior to the expiration of the Annual Facility Permit, the Qualified Facility owner(s) shall notify the City's Building Official in writing within seven (7) calendar days. The Qualified Facility owner(s) shall engage a replacement Qualified Agent within fifteen (15) calendar days or the Annual Facility Permit shall automatically terminate. Application for a new Annual Facility Permit(s) shall be submitted with payment of new fees after fifteen (15) calendar days if no new Qualified Agent is contracted with or employed under the original Annual Facility Permit by that time. If the original Annual Facility Permit terminates and no new Annual Facility Permit is issued, then the Qualified Facility owner(s) shall complete any unfinished work with inspections provided by the City of Flagstaff at a regular hourly rate. No new projects may be started at the Qualified Facility under a terminated Annual Facility Permit.

105.1.2.4 Scope of Work. Project Scope Limitations shall be determined by project size (both dollar amount and physical area). Projects for remodeling, repairs, alterations, improvements, and conversions within the original "footprint" of the existing building(s) shall be limited to \$35,000 per project or no more than 25% of the original footprint area of the existing building(s) comprising the Qualified Facility.

Add 105.1.2.4.1 Projects may not alter or modify egress or required fire sprinkler systems without specific review and approval by the City's Building Official. Fire sprinkler systems shall require a separate permit issued through the City of Flagstaff Fire Department. Plan review shall be reimbursed at the hourly rate currently in effect.

Add 105.1.2.4.1 Projects may not be phased to circumvent the Project Scope Limitations. If the entire building is going to be renovated, or if there will be a significant change in occupancy, or if there will be a change in use, or if the portions of the building(s) will require demolition prior to

renovation, then the Development Review Board and standard building permit process shall apply.

Add 105.1.2.4.3 A list of all projects underway or completed under the Annual Facility Permit shall be maintained by the Qualified Agent and made available for review by the City of Flagstaff Building Official upon request.

Add 105.1.2.4.4 All commercial demolition shall be subject to the rules established by Title 40, Code of Federal Regulations, Part 61, Subpart M, Asbestos NESHAP; Arizona Revised Statutes Title 49, § 49-421 et. seq. and § 49-471 et seq.; and Arizona Administrative Code, Title 18, Chapter 2, R18-2-1101. (See exemptions on page 3, Sec 61.145(a) Applicability).

Amend Section 105.2, Electrical, by adding:

Approved portable equipment used in conjunction with special events in public locations (parks, parking lots, public owned land, et cetera) of 25,000 kw or greater will have an over-the-counter electrical permit issued and a licensed electrical contractor for installation or set up.

Amend Section 105.3 IBC, Application for Permit: by adding new Section 105.3.3

All commercial construction permits for new, remodels, additions, and alterations shall be valid for a maximum period of 720 days. One extension shall be granted for an additional 360 days when requested in writing and justifiable cause is demonstrated. After the one time extension has expired, the next additional extension will require the applicant to pay one-half the permit fee for an additional 360 day extension. Permits not passing final inspection over 1440 days will be expired and the applicant must submit for a new permit and pay all associated fees. All commercial "over-the-counter" permits for plumbing, mechanical, electrical and re-roofing shall be valid for a maximum period of 180 days.

Amend Section 106.1 IBC Submittal Documents:

Pursuant to Arizona Revised Statutes § 32-121 et.seq. governing the regulation of Design Professionals (i.e. architects and engineers), all commercial occupancies for new construction, additions, alterations or repairs within the City of Flagstaff shall be prepared by an Arizona certified or registered Design Professional in good standing when:

1. The total square footage of any building exceeds 3,000 square feet, or
2. The total occupancy of the building exceeds 20 people, or
3. Any structural member required for the project exceeds twenty feet (20') in length.

The certified or registered Design Professional of Record must provide his/her "stamp" upon all working drawings. Drawings not prepared by the Design Professional of Record may be annotated as such, but the "stamp" shall be affixed to all the drawings in the construction working drawings set to indicate that coordination of the total project has been done by the Design Professional of Record.

Amend IBC Section 108 Fees:

Amend Section 108.4 by adding:

Any person who commences any work on a building, structure, electrical, gas, mechanical, or plumbing system before obtaining the necessary permits shall be subject to an investigation fee of \$94.00 or twice the permit fee, whichever is greater.

Amend Section 108.5 Related Fees by adding:

The fee schedule shall be based upon the 1997 Uniform Administrative Code, Table 3D, and shall be annually reviewed and the revised fees published by the Project Review Section, Development Services Division. Valuation fees for commercial work shall be annually reviewed in accordance with the International Code Council Building Safety Journal Fee structure. Residential fee valuation shall be subject to approval for increases by the City of Flagstaff Council based upon the recommendation of the Building Official and shall be published for public review.

Amend Section 108.6 Refunds by adding:

The applicant may receive up to 80% refund for the total building permit fee if no work has begun and no inspections have been performed. No refund of the plan review fee is authorized after the permit has been issued. The refund of a plan review fee is also limited to 80%, assuming that no review has been performed. The Building Official shall determine, based upon work done, how much of fees paid are actually refunded. There shall be no refund of any required deposit once the administrative routing and plan review process has begun.

Amend Section 113, Violations by adding:

113.5 Construction Hours: Construction work with a valid building permit will not begin before the hours of 6:00 am from Monday through Saturday and not before 7:00 am on Sundays in any residential zoned district within the City of Flagstaff. Construction work must be completed and "shut down" by 9:00 pm every day. This includes prep work of running-up or warming up diesel equipment, pneumatic equipment (nail guns, jack hammers, etc.), running of rock crushing equipment and/or the delivery of materials using large vehicles or equipment. Businesses engaged in providing construction material supplies and equipment adjacent to residential areas are encouraged to observe these "quiet hours".

Exception #1: Emergency repairs to gas, water, sewer, dry utility systems or roadway (engineering construction permits) may be approved by either the Building Official or City Engineer to work as required until the repairs are complete.

Exceptions #2: Specialized equipment required to run 24-hours per day will be coordinated with either the Building Official or City Engineer for maximum sound deadening performance and will be located as far away from residential dwellings as feasible for the duration of the project.

Chapter 2 of IBC, Definitions:

Amend IBC Section 202 by adding:

BATHROOM, MINIMUM shall mean any enclosed room containing a water basin or lavatory and any of the following: a toilet, a tub, a shower or a tub/shower combination.

BASEMENTS. Basements are separated in two types: (1) day-light or walk-out basements which have a portion of the exterior wall at finished grade level; or (2) standard basements are completely subterranean and accessed only by interior stairs or exterior stair-well. Depending upon the definition of Story Above Grade (page 19), the basement may be considered in the story count. For building evaluation purposes, basements are put in three categories; (1) a finished basement has insulation, environmental controls and finished surfaces, but not divided into separate rooms (i.e., bedrooms, bathrooms, play rooms, etc.); (2) and unfinished basement only has minimum lighting and electrical for storage of personal items, connections of utility equipment (furnace and water heater) and laundry equipment; and (6) livable basement has demising walls, separated into rooms, insulated, environmentally controlled and is not valued differently than livable space not classified as a basement. Only the finished basement or livable basement may be trimmed out with plumbing stub outs or electrical sub panels for "future" remodeling projects.

BUILDING HEIGHT. This definition is provided for coordination with the City of Flagstaff Land Development Code height limitations and will not be used for establishing Type of Construction, number of stories or egress requirements as defined within the International Building Code, 2006 Edition. The vertical height of a structure will be measured from the lowest supporting footing (assumed to be 30 inches below finished grade) to the highest portion of the roof structure. Excluded will be TV antennas, radio antennas or communication dish antennas. Projections, such as balconies, decks and/or patios that require ground supporting structures may be measured independently. The combined structure(s) height shall not exceed the maximum height allowed by the Land Development Code as measured at any point along the contoured finished grade plane. (See attached drawing).

CITY shall mean the City of Flagstaff.

FINAL GRADE AND POSITIVE DRAINAGE shall mean an area not less than five (5) feet (1530 mm) from the foundation of the structure and shall have a positive slope of 2% away from the structure.

FLOOD AREA referring to flood ways (no structures allowed) and flood plains (in which structures must be elevated and or have special flood resistant construction) see International Building Codes, 2006 Edition, Sections 1403.6, 1612, and Appendix G. All parcels with proposed new construction, additions and/or remodels adjacent to or in a flood area must be coordinated through Storm Water Management prior to the issuance of a building permit.

INSPECTION shall be a means in which a qualified person conducts an investigation on a completed trade such as framing, electrical, plumbing or mechanical to assure compliance with adopted minimum standards, to

investigate sub-standard housing as defined in the Uniform Housing code, or to investigate dangerous conditions as defined per the Uniform Code for the Abatement of Dangerous Buildings.

LADDER BACKING shall mean or refer to wood construction used at perpendicular or angular intersections of non-load bearing walls between stud bays.

PERMIT AREA BOUNDARY shall mean a property line, parcel line, easement or setback line.

PROPERTY LINE. Legally defined parcel boundary separating one piece of land from another and/or the Public Way. This line will be used as a reference to measure setbacks (zoning requirements) and building limitations (openings at property lines, fire ratings and type of construction as it relates to distance from a property line). For condominiums, the property line will be considered the point half-way between the demising wall (party wall) unless legally defined in the Final Recorded Plat as another reference point between units.

ROUGH GRADE shall mean a stage at which the horizontal and vertical locations of the grade, cut and fill slopes, and drainage facilities approximately conform to the approved site plan.

SITE BOUNDARY LINE shall mean the same as PERMIT AREA BOUNDARY.

STOCKPILING shall mean the same as fill, except that it is assumed to be loose un-compacted material that is placed on a site for a temporary period of time. Stockpiling will require a grading permit when it exceeded 50 cubic yards and shall not remain on the site for more than six (6) months without written permission from the Building Official or the City Engineer.

STORAGE CLOSET shall mean any enclosed space used for the purposes of storing personal items, combustibles items, or other materials.

STORMWATER MANAGER shall mean the head of the City of Flagstaff Storm Water Management Section or his/her authorized representative.

SUNROOMS shall mean any room or additions made which is enclosed and meets the minimum size requirements of livable space (no dimension less than 7 feet (2142 mm) in width), minimum interior ceiling heights of 7'-6" and is constructed to be a glass enclosure (roof and at least one wall). The sunroom must be separated from the dwelling unit by an operable door, such as an existing exterior door or patio sliding glass door (removal of existing windows to install a door is allowable). Such space may be considered livable space and therefore must conform to the electrical requirements of the 2005 NEC should no doors exist between the existing livable space and the sun room and it is deemed to be an extension of the livable space by the Building Official.

TEMPORARY shall mean a period not to exceed six (6) months.

TOWNHOUSES. Attached dwelling units with a legally described property line between units (two or more units, shall be reviewed using the International Residential Code, 2006 Edition, unless approved by the Building Official to be reviewed using the International Building Code, 2006 Edition. Developers must maintain a five (5) foot clearance on townhouse end units

between the property line and the face of the structure to allow for openings in the side walls of the individual units. Exceptions would be a recording of a "five (5) foot no-build easement on the Final Plat" or the unit is adjacent to a public right-of-way.

USABLE SPACE. Any space which can be either occupied, used for storage of materials and/or service area which houses mechanical equipment. The space may or may not have environmental conditioning. The usable space will include access corridors, utility closets, mezzanines, basements, crawl space storage, attic areas rated for either storage or floor loading, vestibules, and/or storage spaces. Space which is not livable or habitable space.

ZONING PERMITS. All fences, accessory structures, patios, decks, garden walls, gazebos, pergolas or minor structures that do not require a building permit, but are considered structures permanently affixed or movable on a property shall be subject to review for a zoning permit. Fees are covered under City of Flagstaff Ordinance 2006-12 and policies are written and published for review.

CHAPTER 3 of IBC, Use and Occupancy Classifications

Amend Section 308.2 to read:

308.2 Group I-1. To coincide with the State of Arizona Health Department, this occupancy shall include buildings, structures or parts thereof housing more than 10 persons on a 24-hour basis, who because of age, mental disability or other reasons, live in a residential environment that provides supervisory care services. The occupants are capable of responding to an emergency situation without physical assistance from staff. This group shall include, but not be limited to the following:

- Residential board and care facilities
- Assisted living centers
- Halfway houses
- Group homes
- Congregate care facilities
- Social rehabilitation facilities
- Alcohol and drug abuse centers
- Convalescent facilities

A facility such as the above with 10 or fewer persons shall be classified as a Group R-4 Condition 1 or shall comply with the *International Residential Code* in accordance with Section 101.2 where the building is in compliance with Section 419 of this code.

Amend Section 308.3 to read:

308.3 Group I-2. This occupancy shall include buildings and structures used for medical, surgical, psychiatric, nursing, custodial, personal, or directed care on a 24-hour basis of more than 5 persons who are not capable of self-preservation by responding to an emergency situation without physical assistance from staff. This group shall include but not be limited to the following:

Hospitals

Nursing homes (both intermediate care facilities and skilled nursing facilities)

Mental hospitals

Detoxification facilities

A facility such as the above with 5 or fewer persons shall be classified as a Group R-3 or shall comply with the *International Residential Code* in accordance with Section 101.2

This occupancy shall also include building and structures used for assisted living homes providing supervisor, personal, or directed care on a 24-hour basis of more than 10 persons who are not capable of self-preservation by responding to an emergency without physical assistance from staff. A facility such as the above with 10 or fewer persons shall be classified as an R-4 Condition 2.

Amend Section 310.1 R-4 to read:

Residential occupancies shall include buildings arranged for occupancy as residential care/assisted living homes including not more than 10 occupants, excluding staff.

Amend Section 310.1 by adding:

310.1.1 Condition 1. This occupancy condition shall include facilities licensed to provide supervisory care services in which occupants are capable of self-preservation by responding to an emergency situation without physical assistance from staff. Condition 1 facilities housing more than 10 persons shall be classified as a Group I-1.

310.2 Condition 2. This occupancy condition shall include facilities licensed to provide personal or directed care services in which occupants are incapable of self-preservation by responding to an emergency without physical assistance from staff. Condition 2 facilities housing more than 10 persons shall be classified as Group I-2.

R-4 occupancies shall meet the requirements for construction as defined in Group R-3 except as otherwise provided for in this code and Section 419 or shall comply with the *International Residential Code* in accordance with Section 101.2 where the building is in compliance with Section 419 of this code.

Amend Section 310.2 by changing:

PERSONAL CARE SERVICE. Assistance with activities of daily living that can be performed by persons without professional skills or professional training and includes the coordination or provision of intermittent nursing services and the administration of medications and treatments.

RESIDENTIAL CARE/ASSISTED LIVING HOME. A building or part thereof housing a maximum of 10 persons, excluding staff, on a 24-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment which provides supervisory, personal, or directed services. This classification shall include, but not be limited to the following: residential board and care facilities, assisted living homes, halfway houses, group homes,

congregate care facilities, social rehabilitation facilities, alcohol and drug abuse centers and convalescent facilities.

Amend Section 310.2 by adding:

DIRECTED CARE SERVICE. Care of residents, including personal care services, who are incapable of recognizing danger, summoning assistance, expressing need, or making basic care decisions.

SUPERVISORY CARE SERVICE. General supervision, including daily awareness of resident functioning and continuing needs.

Amend Section 419 in its entirety to read as follows:

Section 419 Residential Case/Assisted Living Homes

419.1 Applicability. The provisions of this section shall apply to a building or part thereof housing not more than 10 persons, excluding staff, on a 24-hour basis, who because of age. Mental disability or other reasons, live in a supervised residential environment which provides licensed care services. Except as specifically required by this division, R-4 occupancies shall meet all applicable provisions of Group R-3.

419.2 General. Buildings or portions of buildings classified as R-4 occupancies shall meet all the applicable provisions of Group R-3. and may be constructed of any materials allowed by this code. The building or buildings shall not exceed two stories in height nor be located above the second story in any building, and shall not exceed 2000 square feet above the first story except as provided in Section 506.

419.3 Special Provisions. R-4 occupancies having more than 2000 square feet of floor area above the first floor shall be of not less than one-hour fire-resistive construction throughout.

419.3.1 Mixed Uses. R-4 occupancies shall be separated from other uses as provides in Table 302.3.2.

419.4 Access and Means of Egress Facilities.

419.4.1 Accessibility. R-4 occupancies shall be provides with at least one accessible route per the Arizonans with Disabilities Act. Sleeping rooms and associated toilets shall be accessible.

Exception: Existing buildings shall comply with Section 3409. Bathing and toilet facilities need not be made accessible, but shall be provided with grab bars in accordance with ICC/ANSI A117.1.

419.4.2 Exits

409.4.2.1 Number of Exits. Every story, basement, or portion thereof shall have not less than two exits.

Exception: Basements and stories above the first floor containing no sleeping rooms may have one means of egress as provided in Chapter 10.

419.4.2.2 Distance to Exits. The maximum travel distance shall comply with Section 1004, except that the maximum travel distance from the center point of any sleeping room to an exit shall not exceed 75 feet.

419.4.2.3 Emergency Exit Illumination. In the event of a power failure, exit illumination shall be automatically provided from an emergency system powered by storage batteries of an onsite generator set installed in accordance with the 2005 *National Electrical Code*.

419.4.2.4 Emergency Escape and Rescue. R-4 occupancies shall comply with the requirements of Section 1025, except that Exception 1 to Section 1025.1 does not apply to R-4 occupancies.

419.4.2.5 Delayed Egress Locks. In R-4 Condition 2 occupancies, delayed egress locks shall be permitted in accordance with Section 1008.1.3.4 and 1008.1.8.6 items 1,2,4,5 and 6.

419.5 Smoke Detectors and Sprinkler Systems

419.5.1 Smoke Alarms. All habitable rooms and hallways in R-4 occupancies shall be provided with smoke alarms installed in accordance with Section 907.2.10.

419.5.2 Sprinkler Systems. R-4 occupancies shall be provided with a sprinkler system installed in accordance with Section 903.2.9. Sprinkler systems installed under this Section shall be installed throughout, including attached garages, and in Condition 2 facilities, and shall include attics and concealed spaces of or containing combustible materials. Such systems may not contain unsupervised valves between the domestic water riser control valve and the sprinklers. In R-4 Condition 2 occupancies, such systems shall contain water-flow switches electrically supervised by an approved supervising station, and shall sound an audible signal at a constantly attended location.

CHAPTER 5 of IBC, General Building Heights and Areas

Amend Section 505.1, General (Mezzanines) by adding:

For industrial and commercial projects, subject to the approval of the Building Official, the ceiling height may be lowered to 6'-0" for storage areas (not habitable) when additional signage at the entrance to the area indicates the lower ceiling height and any structures projecting below 7'-0", such as beams or girders to have padding or standard bright colored warnings tape or painted warnings attached. This only applies to upper level storage and will not reduce the ceiling height below the mezzanine that is habitable space.

Amend Section 509, "Tenant Space Separation" by adding:

"Section 509.1" All tenant spaces within a single structure will be separated by a wall constructed of wood or metal studs and covered with a minimum of ½" drywall material on each side from the finished floor to the underside of the roof deck or flooring above. Walls can be constructed of any material approved by the Building Code. Requirements for fire rated separations will be governed by the

different types of occupancy and materials and protection requirements are covered in Chapter 7, 8 and 9 of this code."

CHAPTER 10 of IBC, Means of Egress

Amend Section 1008.1.2, Egress doors shall be side-hinged swinging. Exceptions to read:

1. Private garages, office areas, factory and storage areas with an occupant load of 10 or less.
2. Group I-3 occupancies used as a place of detention
3. Doors within or serving a single dwelling unit in Groups R-2 and R-3 as applicable in Section 101.2, and R-4.
4. (no other changes)

Amend Section 1014.2 by adding:

Required exiting will not be allowed through stockrooms or storage areas unless a proper exit corridor is constructed with rated materials and no supplies are stored in the corridor.

CHAPTER 11 of IBC, Accessibility

Amend Chapter 11, Accessibility to delete in its entirety and replace with ARIZONANS WITH DISABILITIES ACT.

"Arizonans with Disabilities Act" ("Act") (Arizona Revised Statutes, A.R.S. Title 41, Chapter 9, Article 8), and the "Arizonans with Disabilities Act Implementing Rules" (Arizona Administrative Code, Title 10, Chapter 3, Article 4), which rules incorporate the Federal "Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities," be and the same is hereby adopted as the Arizonans with Disabilities Act of the City of Flagstaff and shall apply to new construction and alterations and are not required in existing buildings or portions of existing buildings that do not meet the standards and specifications, and the Act act is hereby referred to, adopted and made a part hereof as though fully set forth in this section.

CHAPTER 12 of IBC. Interior Space Dimensions

Amend Section 1208.2, by adding paragraph #4 under exceptions:

- #4. For industrial and commercial projects, subject to the approval of the Building Official, the ceiling height maybe lowered to 6'-0" for storage areas (not habitable) when additional signage at the entrance to the area indicates the lower ceiling height and any structures projecting below 7'-0", such as beams or girders to have padding or standard bright colored warnings tape or painted warnings attached. Section 505.1 is also amended to reflect the shorter ceiling height for storage above mezzanines.

CHAPTER 13, IRC, Energy Efficiency

The City of Flagstaff is expressly not adopting the 2006 International Energy Conservation Code. Commercial designers shall use a minimum R-19 insulation for 2"x6" walls (wood or steel studs). A minimum R-15 high density insulation shall be used for 2"x4" walls. Ceilings shall have a minimum R-30 insulation, and

wood frame floors over crawl space or exposed to the exterior of a structure shall have a minimum of R-19 insulation. Basements or structures built of concrete, concrete masonry units, or brick that have occupied space on the interior side must demonstrate a total wall value of R-19. Note: Exceptions to this may be approved by the Building Official.

CHAPTER 15 IBC, Roof Assemblies and Rooftop Structures

Amend 1506.3:

All roofing must comply with City of Flagstaff Ordinance No. 1940. The materials used must be a class "A" or "B" and no rolled roofing is allowed.

CHAPTER 15 IBC, Roof Assemblies and Rooftop Structures

Amend 1506.3:

All roofing must comply with City of Flagstaff Ordinance No. 1940. The materials used must be a class "A" or "B" and no rolled roofing is allowed.

CHAPTER 16 IBC, Structural Design and Chapter 18 IBC Soils and Foundations

Amend the General sections for Design to reference the R301.2(1) table used in the IRC. The certified or registered Design Professional may use the existing charts and tables in the 2006 International Building Code.

Roof Snow Load:	40 pounds per square foot
(Measured on the roof, no reduction for slopes less than 45 degrees without providing engineering and/or approval by the Building Official)	
Wind Speed:	90 miles per hour
Seismic Design Category:	"C"
Weathering:	Severe
Frost line depth:	30 inches
Termite: (All new construction including additions shall have termite protection provided and a certification available for the on-site inspector prior to pouring slabs or installing first floor framing.)	Moderate to Heavy
Decay:	Moderate
Winter Design Temperature:	4 degrees (F)
Ice Shield Under-layment Req'd:	Yes
Flood Hazards:	1-19-83; 9-18-90*
Air Freezing Index:	1014
Mean Annual Temperature:	45.4 degrees (F)
Climate Zone (IECC, Table 301.1:	Zone 5

CHAPTER 17 of IBC, Structural Test and Special Inspections

Amend Section 1704.1.1 Building Permit Requirements, by adding:

"Prior to the issuance of a building permit, should a special inspection be required by either the Arizona Design Professional or the

Building Official, the applicant must complete the approved "special inspection" form, have it sealed and returned to the Building Official for approval."

Amend Section 1704.2, 1704.2.1 by deleting them in their entirety.

Amend Section 1704.2.2 to read from the end of the fourth line:

"Approval shall be based upon the steel fabricator submitting a current certification from one of the following agencies:

1. City of Los Angeles (LA)
2. American Institute of Steel Construction, Inc. (AISC)
3. Other approved certifying agencies as determined by the Building Official.

All fabricated steel products to be used on projects within the City of Flagstaff shall be identified in a manner acceptable to the Building Official. The identification should be permanently affixed to the fabricated product and should contain, but not be limited to the following information, name of fabrication company or the fabricators certification number and expiration date.

Structural steel components (such as field welded hangers, saddles, brackets, etc.) that are fabricated at the construction site and designed by an Arizona design professional, may be inspected at the construction site by an approved special inspector or agency and approved by the engineer of record by sealing a special inspection certificate supplied by the City of Flagstaff.

CHAPTER 18 of IBC, Soils and Foundation:

Amend 1805.4.1 by changing the last line of the first paragraph to:

The minimum width of footings shall be 16 inches.

Amend Table 1805.4.2 by changing:

12 and 15 inch width of footing to 16 inches minimum.

6 inch thickness of footing to 8 inches minimum.

Amend Section 1805.5.2.2 by adding paragraph number 8:

"8. Masonry foundation walls shall be solid grouted up to floor slab."

CHAPTER 22 IBC, Structural Steel

Amend Section 2205.1, General, by adding:

Section 2205.1.1 Approved Fabricators. Steel fabricators wanting to become designated as approved fabricators shall submit applications on forms provided by the Building Official and shall submit a current verification of certification from one of the following:

1. City of Los Angeles (LA)
2. American Institute of Steel Construction, Inc. (AISC)
3. Other approved testing agencies as determined by the Building Official.

All fabricated steel products to be used on projects within the City of Flagstaff jurisdictional boundaries shall be identified in a manner acceptable to the Building Official. The identification shall be permanently affixed to the fabricated product and shall contain, but not be limited to, the following information:

Name of Fabricator

Company or fabricator certification number and expiration date.

CHAPTER 29 of IBC, Plumbing Systems

Amend Table 2902.1, Minimum number of Required Plumbing Fixtures, (See section 410.1 of the International Plumbing Code, 2006 Edition). Drinking Fountains, by adding the following footnote

"f. For tenant improvement projects in which a jointly used employee restroom or break room facilities are available, the drinking fountain requirement will be shared between all tenant spaces. For existing buildings in which drinking fountains were not available, the use of a bottled water dispenser may be substituted."

CHAPTER 31 of IBC, Special Construction

Repeal Section 3109, Swimming Pool Enclosures and Safety Devices in its entirety (compliance replaced with the Arizona Revised States (ARS) governing pool enclosure requirements.

International Building Codes (IBC), 2006 Edition, - Appendices

APPENDIX D - Fire Districts, Delete in its entirety

APPENDIX H - Signs, Delete in its entirety. This is covered under a separate ordinance as part of the Land Development Code, (COF Ord. 1690).

APPENDIX I - Patio Covers, Delete in its entirety

IBC APPENDIX G, Flood-Resistant Construction

Amend the 2006 International Building Code by adding the following requirements:

1. Contractor shall submit to the Arizona Department of Environmental Quality a Notice of Intent (NOI) and a Notice of Termination (NOT) pursuant to the requirements of ARS Title 49, Chapter 2, Article 3.1. A copy of the submitted NOI and the NOT shall be provided to the City of Flagstaff Storm water Management Section. The NOI shall be submitted prior to issuance of any City of Flagstaff grading or offsite permits. The NOT shall be submitted prior to final acceptance of off-site improvements and the certificate of occupancy.

2. An Arizona certified or Registered Civil Engineer shall prepare and submit for review and approval a Storm water Pollution Prevention Plan (SWPPP) in accordance with the Arizona Department of Transportation (ADOT) Best Management Practices (BMP) Manual (or other BMP's as may be approved by the Storm water Manager). Submittal shall be made concurrent with the Civil Plan submittal and attached to the Civil Plan set. Review timeframes shall be the same as other civil reviews.
3. Prior to commencement of Grading Activities, the SWPPP shall be in place and the City of Flagstaff contacted for inspection. The grading permit shall be issued upon City of Flagstaff approval of the implementation of the approved SWPPP.
4. During construction, the SWPPP shall remain in place, and shall be maintained until project completion as witnessed by a Final Grading Certification and the filing of a NOT. Failure to maintain structural controls may result in a Stop Work Order.
5. In accordance with the provisions of this section, the City of Flagstaff may withhold permits, occupancy or enforce by other remedy in order to ensure compliance.

Amended Ord. No. 2007-47, 12/18/2007; Amended Ord. 2007-48, 01/15/2008

**CHAPTER 4-03
INTERNATIONAL PLUMBING CODE**

Sections:

<u>4-03-001-0001</u>	DEFINITIONS
<u>4-03-001-0002</u>	ADOPTION OF CITY OF FLAGSTAFF 2006 INTERNATIONAL PLUMBING CODE AMENDMENTS
<u>4-03-001-0003</u>	SAVING CLAUSE
<u>4-03-001-0004</u>	VIOLATION AND PENALTIES
<u>4-03-001-0005</u>	AMENDMENTS

4-03-001-0001 DEFINITIONS

As used in this City of Flagstaff 2007 Building Code Amendments and referenced in all of the referenced herein adopted International Codes, the following terms shall have the meaning herein prescribed:

- A. Wherever the word "Municipality" or "[Name of Jurisdiction]" is used, it shall mean the City of Flagstaff.
- B. Wherever the term "Department of Building Safety" is used, it shall mean "Development Services Division."
- C. Wherever the term "Corporation Counsel" is used in this Chapter, it shall mean the Attorney for the City of Flagstaff (Ordinance 587:8-14-62).
- D. Wherever the term "Administrative Authority" is used in conjunction with publicly provided utilities (natural gas, electricity, internet and broad band service, telephone, and cable television), it shall mean the current contract company providing the respective service. Wherever the term "Administrative Authority" is used in conjunction with publicly provided utilities or permits (water, sewer, storm water management and/or building permits), it shall mean the City of Flagstaff.

4-03-001-0002 ADOPTION OF CITY OF FLAGSTAFF 2006 INTERNATIONAL PLUMBING CODE AMENDMENTS

There are hereby adopted by the City Council of the City of Flagstaff for the purposes of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, removal, maintenance of buildings and structures, including permits and penalties, those certain International Codes known and referred to with particularity as the International Plumbing Code (IPC), 2006 Edition, of this not less than three (3) copies have been and now are on file in the office of the City Clerk of the City of Flagstaff, and the same are hereby adopted and made part hereto by this reference as fully and completely as if fully herein set forth and from the date on which this Chapter should take effect, the provisions of the aforesated Code, 2006 edition, shall be controlling for all construction within the corporate limits of the City of Flagstaff.

4-03-001-0003 SAVING CLAUSE

Nothing in this Chapter or in the International Plumbing Codes (IPC), 2006 Edition, hereby adopted shall be construed to affect any suit or proceeding now

pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinances replaced hereby. Nor shall any right or remedy of any character be lost, impaired, or affected by this Chapter.

4-03-001-0004 VIOLATION AND PENALTIES

- A. Violations: It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use or maintain any building or permit the same to be done in violation of this Code.
- B. Penalties: Any person, firm, or corporation violating any provision of this Code shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punishable by a fine and/or imprisonment set forth by the governing laws of the jurisdiction. Each separate day or any portion thereof, during which any violation of this Code occurs or continues, shall be deemed to constitute a separate offense.

4-03-001-0005 AMENDMENTS

The following provisions shall have the effect of either amending, adding to, or deleting from the International Plumbing Code (IPC), 2006 Edition.

CHAPTER 1, Administration

Amend Section 101 by adding:

101.5 Appendices. Provisions in the appendices shall not apply unless specifically adopted.

Amend Section 103 title by replacing the Department of Plumbing Inspection with:

Development Services, Building Inspection Section

Amend Section 103.1 General to read:

The Building Inspection Section Manager is the authorized code inspection agency for the City of Flagstaff and the executive official in charge thereof shall be known as the agent of the Building Official.

Amend Section 103.2 to DELETE in its entirety.

Amend Section 105.1 by changing the words in the last line from plumbing inspection department to Building Inspection Section.

Amend Section 106.3 by adding:

Section 106.3.2 Design Professional requirements. An Arizona certified or registered Design Professional in good standing shall be required for any plumbing design of a commercial building or structure, and for any additions or alterations to a building or structure in which the square footage of floor area of the footprint of the building or structure measured to the outside of the exterior walls exceeds three thousand (3,000) square feet or is intended for occupancy by more

than twenty persons on a continuous basis or where the maximum span of any structural member exceeds twenty feet.

Amend Section 106.6.1 to read:

Any person who commences any work on a building, structure, electrical, gas, mechanical, or plumbing system before obtaining the necessary permits shall be subject to an investigation fee of \$150.00, or twice the permit fee, whichever is greater.

Amend Section 106.6.2 Fee Schedule by adding:

The fee schedule is based upon the 1997 Uniform Administrative Code, Table 3D, which shall be annually revised and the revised fees published by the Development Services Division. Valuation fees for commercial work shall be annually revised using the International Code Council Building Safety Journal Fee structure. Residential fee valuation shall be approved for increases by the City of Flagstaff Council based upon the recommendation of the Building and Development Services Division and fee calculation increases shall be published for public review.

Amend Section 106.6.3 Number 2, Fee Refunds by inserting the figure of 80% and by adding: There shall be no refund of any required deposit.

Amend Section 107.3 by adding:

Section 107.3.3.4 Reinspections. A re-inspection fee may be assessed for each inspection or re-inspection when: such work for which an inspection is requested is not complete; or when corrections called for are not made; or when the inspection record card is not on site; or when the approved plans are not available to the inspector; or for failure to provide access on the date the inspection is requested; or for deviating from the plans requiring the approval of the Building Official.

This section shall not be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of this Code, but for discouraging the practice of calling for inspections before the job is ready for such inspection or re-inspection.

To obtain a re-inspection, the applicant must pay a \$94.00 . No additional inspections shall be performed until the required fee(s) have been paid.

CHAPTER 3, General Regulations

Amend Section 301.7 to read:

Where conflicts between this Code and the conditions of the listing or the manufacturer's installation instructions occur, the listing or manufacturer's installation requirements shall apply.

Amend Section 301 by adding Section 301.8

Wherever reference to the ICC Electrical code is made through out this Code, replace with the *National Electrical Code, 2005 Edition*..

Amend last sentence of Section 305.6 to read:

Exterior Water supply piping shall be installed not less than thirty (30) inches (765 mm) below grade.

Amend Section 305.6.1 to read:

Building sewers that connect to private sewage disposal systems shall be regulated by the Coconino County Health Department. Building sewers shall be a minimum of twelve (12) inches (306 mm) below grade.

Amend Section 312.1, changing the ninth sentence to read:

All plumbing system piping shall be tested with either water or air.

Amend Section 312.4 to DELETE in its entirety.

Amend Section 312.6 to DELETE in its entirety.

Amend Section 312.7 to DELETE in its entirety.

Amend Section 419, Urinals by adding a new sub-section:

419.4 Waterless urinals. Starting on 1 July 2006, all new commercial, institutional, and public facility construction or additions and alterations to restrooms in commercial, institutional, and public facilities shall install waterless urinals. Conformance standards and requirements shall be established by the City of Flagstaff Utilities Division. This amendment shall become effective on 1 July 2006.

CHAPTER 4, Fixtures, Faucets and Fixture Fittings

Amend Section 401.3 by adding the following sentence:

"Beginning 1 July 2008, all new construction shall install HET."

Amend Section 403, Minimum plumbing facilities by adding:

Should a conflict arise between Table 403.1 and Chapter 27 - Plumbing Fixtures, 2006 International Building Code, the Building Official shall determine which requirements prevail, based on the actual occupancy and the expected use of the plumbing facilities.

CHAPTER 5, Water Heaters

Amend Section 501.4 by changing to read:

Water heaters and storage tanks shall be located and connected so as to provide unobstructed access for observation, maintenance, servicing and replacement.

Unobstructed access means that a water heater shall not be placed where another appliance must be removed or part of the building wall or

structure needs to be damaged or removed to gain access for removal or maintenance of the water heater.

CHAPTER 6, Water Supply and Distribution

Amend Section 602.3.4 to add

Certification may be obtained by the City of Flagstaff Utilities Division or the Arizona Department of Environmental Quality.

Amend Section 610 to DELETE in its entirety.

Amend Section 603 by adding a new section:

603.3 Water Service Pipe Location Means. All non-metallic water service piping shall be installed with a plastic covered No. 12 AWG Type UF 600V tracer wire taped to the top of the piping with a minimum 10 mil tape. The water service line tracer wire shall be blue in color.

Amend Section 607 by adding:

607.5 Water saving measures. The hot water system shall be supplied with a means by which hot water is supplied to a faucet no less than 15 seconds from the time the hot water control is turned on. See Section 607.2.3 for requirements for the re-circulating pump. [It is assumed that bathtubs, washing machines, sinks, showers, and other plumbing fixtures that are within fifty (50) feet of developed length of piping of the hot water source meets this requirement. Plumbing fixtures beyond that distance must be fitted with "on demand" hot water appliances and/or recirculating pump systems to provide the hot water.

CHAPTER 7, Sanitary Drainage

Amend Section 703 by adding anew section:

703.6 Building Sewer Locating Means. All non-metallic building sewer piping shall be installed with a plastic covered No. 12 AWG Type UF 600V tracer wire taped to the top of the piping with a minimum 10 mil tape. The building sewer tracer wire shall be green in color.

Amend Section 712.1 by adding:

Sumps, ejectors and associated piping must be installed so as to be inside the structure it serves.

CHAPTER 9, Vents

Amend Section 904.1 second sentence to read:

"...terminated at least 12 inches (306 mm) above the roof or 12 inches above the highest projected snow level."

Appendix C Gray Water Recycling Systems

Amend Section C101.1 Scope by adding:

Refer to the IECC for "voluntary" installation of the dual building drain systems for gray water beginning 1 July 2009.

Amended Ord. No. 2007-47, 12/18/2007; Amended Ord. 2007-48, 01/15/2008

CHAPTER 4-04

NATIONAL ELECTRICAL CODE

Sections:

<u>4-04-001-0001</u>	DEFINITIONS
<u>4-04-001-0002</u>	ADOPTION OF CITY OF FLAGSTAFF 2005 NATIONAL ELECTRICAL CODE AMENDMENTS
<u>4-04-001-0003</u>	SAVING CLAUSE
<u>4-04-001-0004</u>	VIOLATION AND PENALTIES
<u>4-04-001-0005</u>	AMENDMENTS

4-04-001-0001 DEFINITIONS

As used in this City of Flagstaff 2007 Building Code Amendments and referenced in all of the referenced herein adopted International Codes, the following terms shall have the meaning herein prescribed:

- A. Wherever the word "Municipality" or "[Name of Jurisdiction]" is used, it shall mean the City of Flagstaff.
- B. Wherever the term "Department of Building Safety" is used, it shall mean "Development Services Division."
- C. Wherever the term "Corporation Counsel" is used in this Chapter, it shall mean the Attorney for the City of Flagstaff (Ordinance 587:8-14-62).
- D. Wherever the term "Administrative Authority" is used in conjunction with publicly provided utilities (natural gas, electricity, internet and broad band service, telephone, and cable television), it shall mean the current contract company providing the respective service. Wherever the term "Administrative Authority" is used in conjunction with publicly provided utilities or permits (water, sewer, storm water management and/or building permits), it shall mean the City of Flagstaff.

4-04-001-0002 ADOPTION OF CITY OF FLAGSTAFF 2005 NATIONAL ELECTRICAL CODE AMENDMENTS:

There are hereby adopted by the City Council of the City of Flagstaff for the purposes of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, alteration, removal, maintenance of buildings and structures, including permits and penalties, those certain International Codes known and referred to with particularity as the National Electrical Code (NEC), 2005 Edition, of this not less than three (3) copies have been and now are on file in the office of the City Clerk of the City of Flagstaff, and the same are hereby adopted and made part hereto by this reference as fully and completely as if fully herein set forth and from the date on which this Chapter should take effect, the provisions of the aforesated Code, 2005 edition, shall be controlling for all construction within the corporate limits of the City of Flagstaff.

4-04-001-0003 SAVING CLAUSE

Nothing in this Chapter or in the National Electrical Code (NEC), 2005 Edition, hereby adopted shall be construed to affect any suit or proceeding now pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinances replaced hereby. Nor shall any right or remedy of any character be lost, impaired, or affected by this Chapter.

4-04-001-0004 VIOLATION AND PENALTIES

- A. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use or maintain any building or permit the same to be done in violation of this Code.
- B. Any person, firm, or corporation violating any provision of this Code shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punishable by a fine and/or imprisonment set forth by the governing laws of the jurisdiction. Each separate day or any portion thereof, during which any violation of this Code occurs or continues, shall be deemed to constitute a separate offense.

4-04-001-0005 AMENDMENTS

The following provisions shall have the effect of either amending, adding to, or deleting from the National Electrical Code (NEC), 2005 Edition.

ARTICLE 90, Introduction

Amend Article 90 by changing:

ARTICLE 90.4, Administration and Enforcement.

Amend Article 90.4 to read:

Administration of fees shall be as specified in the 1997 Uniform Administrative Code. Permit requirements, Application, Issuance, Construction documents, Inspection and Enforcement provisions, and Board of Appeals shall be as specified and directed according to Chapter 1 of the 2006 International Building Code and per the City of Flagstaff 2007 Building Code Amendments. Fee Refunds by inserting the figure of 80% and by adding: There will be no refund of any required deposit.

Article 90.4 (A)

Design Professional requirements. A design professional shall be required for and plumbing design of a commercial building or structure, and for and additions or alterations to a building or structure in which the square footage of floor area of the footprint of the building or structure measured to the outside of the exterior walls exceed three thousand (3,000) square feet or is intended for occupancy by more than twenty persons on a continuous basis or where the maximum span of any structural member exceeds twenty feet.

Article 90.4 (B)

Any person who commences any work on an electrical system before obtaining the necessary permits shall be subject to an investigation fee of \$94.00, or twice the permit fee, whichever is greater.

Article 90.4 (C)

A re-inspection fee may be assessed for each inspection or re-inspection when such work for which an inspection is requested is not ready, or when corrections called for are not made or when the inspection record card is not on site, the approved plans are not available to the inspector, for failure to provide access on the date the inspection is requested or for deviating from the plans requiring the approval of the building official.

This section is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of this code, but for controlling the practice of calling for inspections before the job is ready for such inspection or re-inspection.

To obtain a re-inspection, the applicant must pay a \$94.00 fee. No additional inspections will be performed until the required fee(s) have been paid.

Amend Article 90 by adding the following section:

Article 90.10 Temporary Permits.

- A. Permits may be issued by the Building Official for the use of certain classes of temporary open wiring such as for carnivals, fairs, demonstrations, evangelistic company meetings, town parties, auction sales, and others. Such permits shall ordinarily be granted for a period of two (2) weeks only, with a possible extension of one (1) week if the circumstances are justified in writing to the Building Official. No such temporary permits shall be granted in succession at the same location, and under no circumstances shall any person connect or put into service any temporary wiring until a permit has been obtained.
- B. Temporary permits shall also be granted for the use of temporary wiring for lights and power on buildings under construction. Such permits are void automatically upon cessation of active construction or when, in the judgment of the Building Official, such wiring becomes hazardous. Provisions of Article 525 of the National Electrical Code (NEC), 2005 Edition shall be followed with respect to temporary wiring.

Amend Article 90 by adding the following section:

Article 90.11 Effect of Permits.

The issuance of an electrical permit shall not be construed as an approval by the electrical inspector of any diagrams, drawings, specifications, or details of such contemplated work insofar as the

same or any portion thereof is in conflict with this Chapter or any other rules or regulations governing electric installations in the City of Flagstaff. The holder of an electrical permit shall not do or perform any work other than that designated in the application for said permit without first notifying the electrical inspector and paying the additional fee therefore. No work shall be permitted at any location other than that designated by the permit. The electrical inspector must be given immediate notice when an installation is ready for either rough or final inspection.

Amend Article 90 by adding the following section:

Article 90.12 Mandatory rules and explanatory materials.

- (A) The requirements contained herein shall take precedence over any conflicting requirements in the National Electrical Code (NEC), 2005 Edition.
- (B) Any and all electrical work for light, heat, power, or any other purposes shall be installed in conformity with the rules and regulations as set forth in the Code, and the document entitled the National Electrical Code (NEC), 2005 Edition, and in conformity with the rules and regulations prepared by the Building Official.
- (C) Any person, firm, or corporation engaged in the manufacture of electrical materials, appliances, apparatus, devices, fixtures, or signs to be used within the City of Flagstaff for any purpose, shall construct such apparatus so far as to conform to the requirements contained within this Code and any other applicable regulation.
- (D) No person, firm, or corporation shall place any wire for conducting electricity for any purpose across or within the boundaries of any public street, alley, right-of-way, park, or sidewalk in the City of Flagstaff, unless such person, firm, or corporation is operating under a franchise granted by the City of Flagstaff, and has obtained a permit from the proper authorities to do so.

ARTICLE 110, Requirements for Electrical Installations

Amend Article 110.2 by adding:

All electrical conductors, components, material and equipment shall be listed and labeled.

Amend Article 110.5 to read:

Conductors normally used to carry current shall be of copper only. Where the conductor material is not specified, the material and the sizes given in this Code shall apply to copper conductors. The use of aluminum wire shall be approved for panel feeders and service entrance conductors only and shall not be used for branch circuit wiring.

Amend Article 110.7 by adding:

All equipment rated at 1000 amperes or more shall be tested for insulation breakdown, mechanical integrity, and workmanship prior to the equipment being energized. A certified Hi-pot test shall be performed and a certificate issued to the City of Flagstaff Project Inspection Section, Development Services Division. This test shall be performed in the presence of a City of Flagstaff Building Inspector and conducted by a testing firm approved by the Building Official.

Said test shall be performed for a period of one (1) minute, the application of a 60 hertz alternating potential of 1000 volts plus twice the rated phase to phase voltage of the equipment.

This test shall be performed between all phases to ground, phase to phase, and neutral if isolated.

Amend Article 110.8 by adding:

Additions or changes in old wiring must be in accordance with this Code regardless of the manner in which the previous work was done. No addition shall be made to any circuit which may overload it when figured by the same rule as applied to the wiring of different classes of buildings in new work. New circuits, when added to old installations, shall originate from a panel board and be provided with proper over current protection.

Amend Article 110.9 by adding:

Fault current calculations shall be required for major electrical installations (those rated 600 amps and larger). Required calculations shall provide the following information to establish that the electrical design and proposed work is in conformance with the National Electrical Code (NEC), 2005 Edition.

1. Type, location, ampere capacity and interrupting capacity of all over current protective devices on a complete one-line diagram.
2. The maximum available fault current at the point of attachment of each service entrance section shall be indicated on the one-line diagram. If the value is different than that published by the utility company, then a verifying letter from the utility company shall be furnished.
3. Fault current calculations shall be required from the service entrance section(s) to the lowest rated over current device or equipment.
4. Utility conductors shall not be used for fault current calculations to service entrance section unless submitted in writing to the Building Official by the utility company.

ARTICLE 210, Circuits

Amend Article 210.5 by adding:

- (D) Color Code. Where 15, 20, or 30 amp branch circuits requiring a neutral are installed in race ways or cable assemblies, the

conductor of branch circuits connected to the same system shall conform to the following color code:

<u>Volts</u>	<u>Phase</u>	<u>System</u>	<u>Phase A</u>	<u>Phase B</u>	<u>Phase C</u>	<u>Neutral</u>
120/208	3	Wye	Black	Red	Blue	White
120/240	3	Delta	Black	Orange	Blue	White
277/480	3	Wye	Brown	Orange	Yellow	Gray

Amend Article 210.12 (B) so as to read:

All 120- volt, single phase, 15- and 20- ampere branch circuits supplying outlets installed in dwelling unit bedrooms, except for smoke detector outlets, shall be protected by a listed arc-fault circuit interrupter, combination type installed to provide protection of the branch circuit.

ARTICLE 230, Services

Amend Article 230.41 by DELETING:

Exceptions (1), (2), (3), (4) and (5) per Arizona Public Service Company (APS) utility requirements.

Amend Article 230.43 by DELETING:

Wiring methods (1), (6), (8), (11), (12), and (13) per Arizona Public Service Company (APS) utility requirements.

ARTICLE 250, Grounding

Amend Article 250.30 (A) (2) by adding:

- (a) All new building construction shall have a one piece concrete-encased electrode and electrode conductor (Ufer), a minimum twenty (20) feet in the footing, sized from the following table:

0-200 Amp Service	1 piece #4 copper (electrode and electrode conductor)
400 Amp Service	1 piece 1/0 copper (electrode and electrode conductor)
600 Amp Service	1 piece 2/0 copper (electrode and electrode conductor)
Larger than 800 Amp Service	1 piece 3/0 copper (electrode and electrode conductor)

Where the Ufer has been lost, damaged, or un-located, a ground ring or modification of the same consisting of thirty (30) feet of #2 bare copper wire, buried a minimum of thirty (30) inches deep in a trench, or a Plate electrode per 250.53 (H) and per 250.56 shall be required in lieu of a concrete-encased electrode. Services larger then 200A shall be sized from the table above.

Amend Article 250.64 (A) by DELETING it in its entirety and replacing with:

- (A) Copper Conductors. Bare Copper conductors shall be the only type of grounding conductors that can be used as an electrode conductor. Bare Aluminum or copper-clad aluminum shall not be used.

Amend Article 250.66 by DELETING (A) through (C), and replace with:

The size of the grounding electrode conductor of a grounded or ungrounded ac system shall not be less than given in Table 250.66.

Amend Article 250.90 by adding:

Required bonding conductors shall be copper. No aluminum or copper-clad aluminum shall be permitted.

ARTICLE 310, Conductors for General Wiring

Amend Article 310.2 (B) by changing to read:

- (A) Branch circuit conductors in this article shall be of copper only. Aluminum conductors shall be limited to service entrance conductors and feeders only.

ARTICLE 338, Service-Entrance Cable: Types SE and USE

Amend Article 338.10 by DELETING: (A) Service-Entrance Conductors, in its entirety.

ARTICLE 410, Luminaires (Lighting Fixtures), Lamp holders, and Lamps

Amend Article 410.16 (C) by deleting all text after the fourth line and replacing with:

Lighting fixtures installed in suspended ceilings shall be supported directly from the supporting structural members above by the use of approved hangers and the requirements specified in this section.

Appendix G: Administration:

Amend Section 80.19, Permits and Approvals by adding subparagraph (3) under "Application."

"(3) All commercial and residential electrical designs, new installations and modifications to existing systems shall be provided by an Arizona Design Professional (Electrical Engineer preferred) for systems over 400 amp in size. The Building Official may require any project, regardless of size, to be designed by an Arizona Design Professional should the applicant not provide adequate information for plan review.

Amended Ord. No. 2007-47, 12/18/2007; Amended Ord. 2007-48, 01/15/2008

CHAPTER 4-05

INTERNATIONAL MECHANICAL CODE

Sections:

<u>4-05-001-0001</u>	DEFINITIONS
<u>4-05-001-0002</u>	ADOPTION OF CITY OF FLAGSTAFF 2006 INTERNATIONAL MECHANICAL CODE AMENDMENTS
<u>4-05-001-0003</u>	SAVING CLAUSE
<u>4-05-001-0004</u>	VIOLATION AND PENALTIES
<u>4-05-001-0005</u>	AMENDMENTS

4-05-001-0001 DEFINITIONS

As used in this City of Flagstaff 2007 Building Code Amendments and referenced in all of the referenced herein adopted International Codes, the following terms shall have the meaning herein prescribed:

- A. Wherever the term "Department of Building Safety" is used, it shall mean "Development Services Division."
- B. Where the term "Corporation Counsel" is used in this Chapter, it shall mean the Attorney for the City of Flagstaff (Ordinance 587:8-14-62).
- C. Wherever the term "Administrative Authority" is used in conjunction with publicly provided utilities (natural gas, electricity, internet and broad band service, telephone, and cable television), it shall mean the current contract company providing the respective service. Wherever the term "Administrative Authority" is used in conjunction with publicly provided utilities or permits (water, sewer, stormwater management and/or building permits), it shall mean the City of Flagstaff.
- D. Wherever the word "Municipality" or "[Name of Jurisdiction]" is used, it shall mean the City of Flagstaff.
- E. Wherever the word "Code Official" is used, it shall mean the "Building Official."

4-05-001-0002 ADOPTION OF CITY OF FLAGSTAFF 2006 INTERNATIONAL MECHANICAL CODE AMENDMENTS:

There are hereby adopted by the City Council of the City of Flagstaff for the purposes of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, alteration, removal, maintenance of buildings and structures, including permits and penalties, those certain International Codes known and referred to with particularity as the International Mechanical Code (IMC), 2006 Edition, of this not less than three (3) copies have been and now are on file in the office of the City Clerk of the City of Flagstaff, and the same are hereby adopted and made part hereto by this reference as fully and completely as if fully herein set forth and from the date on which this Chapter should take effect, the provisions of the aforesated Code, 2006 edition, shall be controlling for all construction within the corporate limits of the City of Flagstaff.

4-05-001-0003 SAVING CLAUSE

Nothing in this Chapter or in the International Mechanical Code (IMC), 2006 Edition, hereby adopted shall be construed to affect any suit or proceeding now pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinances replaced hereby. Nor shall any right or remedy of any character be lost, impaired, or affected by this Chapter.

4-05-001-0004 VIOLATION AND PENALTIES

- A. Violations: It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use or maintain any building or permit the same to be done in violation of this Code.
- B. Penalties: Any person, firm, or corporation violating any provision of this Code shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punishable by a fine and/or imprisonment set forth by the governing laws of the jurisdiction. Each separate day or any portion thereof, during which any violation of this Code occurs or continues, shall be deemed to constitute a separate offense.

4-05-001-0005 AMENDMENTS

The following provisions shall have the effect of either amending, adding to, or deleting from the International Mechanical Code (IMC), 2006 Edition.

CHAPTER 1, Administration

Amend Section 103.1 General. Change to read:

The Building Inspection Section is the authorized Code inspection agency for the City of Flagstaff and the executive official in charge thereof shall be known as the agent of the Building Official.

Amend Section 103.2 To DELETE in its entirety.

Amend Section 105.1 by replacing the words in the last two lines from mechanical inspection department to Development Services Division.

Amend Section 106.3 by adding:

Section 106.3.2 Design Professional requirements. An Arizona certified or registered Design Professional shall be required for the mechanical design of a commercial building or structure, and for any additions or alterations to a building or structure in which the square footage of floor area of the footprint of the building or structure measured to the outside of the exterior walls exceeds three thousand (3,000) square feet or is intended for occupancy by more than twenty persons on a continuous basis or where the maximum span of any structural member exceeds twenty feet.

Amend Section 106.5.1 to read:

Any person who commences any work on a mechanical system before obtaining the necessary permits shall be subject to an investigation fee of \$94.00, or twice the permit fee, whichever is greater.

Amend Section 106.5.2, Fee Schedule by adding:

The fee schedule is based upon the 1997 Uniform Administrative Code, Table 3D, which is annually revised and the revised fees published by the Building and Development Services Division. Valuation fees for commercial work are annually revised using the International Code Council Building Safety Journal fee structure. Mechanical fee valuation is approved for increases by the City of Flagstaff Council based upon the recommendation of the Development Services Division and fee calculation increases shall be published for public review.

Amend Section 106.5.3 Number 2, Fee Refunds by inserting the figure of 80% and by adding: There shall be no refund of any required deposit.

Amend Section 107.2 by adding:

Section 107.2.4 Reinspections. A re-inspection fee may be assessed for each inspection or re-inspection when: such work for which an inspection is requested is not complete; or when corrections called for are not made; or when the inspection record card is not on site; or when the approved plans are not available to the inspector; or for failure to provide access on the date the inspection is requested; or for deviating from the plans requiring the approval of the Building Official.

This section shall not be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of this Code, but for discouraging the practice of calling for inspections before the job is ready for such inspection or re-inspection.

To obtain a re-inspection, the applicant must pay a \$94.00 fee. No additional inspections shall be performed until the required fee(s) have been paid.

CHAPTER 3, General Regulations

Amend Section 301.7 by replacing the words "*ICC Electrical Code*" with The National Electrical Code.

Amend Section 303.3, #4 to read as follows:

4. Storage and Clothes.

Amend Section 303.4 by adding after the last sentence:

"such as steel bollards filled with concrete, poured in place concrete curb, or installed a minimum 24 inches above the floor".

Amend Section 304.2 to read:

Where conflicts between this Code and the conditions of the listing or the manufacturer's installation instructions occur, the listing and manufacturer's installation requirements shall apply.

Amend Section 304.6 to read:

Appliances located in private garages and carports shall be installed per Section 303.3 and/or 304.4.

Amend Section 306.1 by adding to the last sentence "or the removal of any other appliances."

Amend Section 306.1.1 by:

"Deleting the word Central in the first line, so as to read, Furnaces and air handlers....

And by adding the words "air handler" to the 5th sentence after furnace."

Amend Section 306 by adding a new section.

306.6 Heating, Air Conditioning, and Refrigeration Equipment Outlet. A 125-volt, single phase, 15 or 20 ampere rated receptacle outlet shall be installed in an accessible location for the servicing of heating, air conditioning, and refrigeration equipment. The receptacle shall be located on the same level and within 25 feet (7.5 meters) of the heating and air conditioning, and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the equipment disconnecting means.

Amend Section 307.2.2 by:

"Delete the words from the 10th line to the end of the paragraph.

Replace with, "Where the drain pipes for more than one unit are manifolded together for the condensate drainage, the pipe or tubing shall be sized in accordance with the following:

EQUIPMENT CAPACITY	TONNAGE	MINIMUM PIPE DIAMETER
UP TO 20 TONS	0-20	3/4" (19mm)
Greater Than 20 Tons	21-40	1" (25 mm)
Over 40 Tons	41-90	1-1/4" (32 mm)
Over 90 Tons	91-125	1-1/2" (38mm)
Over 125 Tons	126+	2" (51 mm)

Such piping shall maintain a minimum horizontal slope in the direction of discharge of not less than one-eighth unit vertical in 12 units horizontal (1 percent slope).

Amend Section 310.1 by changing the International Fire Code to the 1997 Uniform Fire Code.

Wherever this Code references the International Fire Code, change to reference the 1997 Uniform Fire Code.

CHAPTER 4 of IMC: Ventilation

Amend Table 403 to add footnote j to Storage:

- j. Except for air crafter hangers storing aircraft where no repair work is done.

CHAPTER 6 of IMC: Duct Systems

Amend Section 601.3.3 by deleting in its entirety and adding:

Section 601.3.3. Insulation values in ceilings will be increased from R-30 to R-38. Because of the additional thickness of the insulation, shed roof construction will be a minimum of 2x12s to allow for the air space above the insulation. The use of manufactured roof framing projects such as TJI, BCI and LPI, et cetera, will require the minimum thickness of 11-7/8" joists for use in areas where insulation is required. (Amended Ord. 2008-12, 04/15/2008)

Amend Section 604.1 by adding:

The minimum insulation for all ducts shall be R-8.

CHAPTER 9, Specific Appliances, Fireplaces and Solid Fuel-Burning Equipment

Amend Section 901 by adding:

901.5 Vent free appliances. Vent free appliances shall not be installed unless first approved by the local gas utility company. A signed and dated letter of such approval shall be submitted to the Building Official before a permit can be issued.

Amend Section 903.3 to read:

Vent free gas log heaters shall not be installed at any time unless first approved by the local gas utility company. A signed and dated letter of such approval shall be submitted to the Building Official before a permit can be issued.

CHAPTER 10, Boilers, Water Heaters and Pressure Vessels

Amend Section 1002.1 by changing the second sentence to read:

All water heaters shall be capable of being removed without first removing a permanent portion of the building structure or removing another appliance.

INTERNATIONAL MECHANICAL CODE (IMC), 200 EDITION, - APPENDICES

APPENDIX A - Adopt in its entirety

APPENDIX B - Recommended Permit Fee Schedule, Delete in its entirety

Amended Ord. No. 2007-47, 12/18/2007; Amended Ord. 2007-48, 01/15/2008

CHAPTER 4-06

INTERNATIONAL FUEL GAS CODE

Sections:

<u>4-06-001-0001</u>	DEFINITIONS
<u>4-06-001-0002</u>	ADOPTION OF CITY OF FLAGSTAFF 2006 INTERNATIONAL FUEL GAS CODE AMENDMENTS
<u>4-06-001-0003</u>	SAVING CLAUSE
<u>4-06-001-0004</u>	VIOLATIONS AND PENALTIES
<u>4-06-001-0005</u>	AMENDMENTS

4-06-001-0001 DEFINITIONS

As used in this City of Flagstaff 2007 Building Code Amendments and referenced in all of the adopted International Codes hereby adopted, the following terms shall have the meaning herein prescribed:

- A. Wherever the word "Municipality" or "[Name of Jurisdiction]" is used, it shall mean the City of Flagstaff.
- B. Wherever the term "Department of Building Safety" is used, it shall mean "Development Services Division."
- C. Wherever the term "Administrative Authority" is used in conjunction with publicly provided utilities (natural gas, electricity, internet and broad band service, telephone, and cable television), it shall mean the current contract company providing the respective service. Wherever the term "Administrative Authority" is used in conjunction with publicly provided utilities or permits (water, sewer, storm water management and/or building permits), it shall mean the City of Flagstaff.
- D. Wherever the term "Corporation Counsel" is used in this Chapter, it shall mean the Attorney for the City of Flagstaff (Ordinance 587: 8-14-62).

4-06-001-0002 ADOPTION OF CITY OF FLAGSTAFF 2006 INTERNATIONAL FUEL GAS CODE AMENDMENTS

There are hereby adopted by the City Council of the City of Flagstaff for the purposes of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, alteration, removal, maintenance of buildings and structures, including permits and penalties, those certain International Codes known and referred to with particularity as the International Fuel Gas Code (IFGC), 2006 Edition, providing for amendments, additions and deletions thereto; of this not less than three (3) copies have been and now are on file in the office of the City Clerk of the City of Flagstaff, and the same are hereby adopted and made part hereto by this reference as fully and completely as if fully herein set forth and from the date on which this Exhibit should take effect, the provisions of the aforesated Codes, 2006 editions, shall be controlling for all construction within the corporate limits of the City of Flagstaff

04-06-001-0003 SAVING CLAUSE

Nothing in this Chapter or in the International Fuel Gas Code (IFGC), 2006 Edition, hereby adopted shall be construed to affect any suit or proceeding now pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinances replaced hereby. Nor shall any right or remedy of any character be lost, impaired, or affected by this Chapter.

04-06-001-0004 VIOLATIONS AND PENALTIES

- A Violations: It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use or maintain any building or permit the same to be done in violation of this Code.
- B. Penalties: Any person, firm, or corporation violating any provision of this Code shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punishable by a fine and/or imprisonment set forth by the governing laws of the jurisdiction. Each separate day or any portion thereof, during which any violation of this Code occurs or continues, shall be deemed to constitute a separate offense.

04-06-001-0005 AMENDMENTS

The following provisions shall have the effect of either amending, adding to, or deleting from the International Fuel Gas Code (IFGC), 2006 Edition.

CHAPTER 1, Administration

Amend Title of Section 103 to read:

Building Inspection Section, Development Services Division

Amend Section 103.1 General: Delete in its entirety and replace with:

The Building Inspection Section is the authorized Code inspection agency for the City of Flagstaff and the executive official in charge thereof shall be known as the agent of the Building Official.

Amend Section 103.2, Appointment

Delete in its entirety.

Amend Section 105.1, Modifications, by changing the words in the last two lines from Department of Building Inspection Section to Development Services Division.

Amend Section 106.3, Application for permit by adding:

Section 106.3.2 Design Professional requirements. An Arizona certified or registered Design Professional in good standing shall be required for the fuel gas design of a commercial building or structure, and for any additions or alterations to the building or structure in which the square footage of floor area of the footprint of the building or structure measured to the outside of the exterior walls exceeds three thousand (3,000) square feet or is intended for occupancy by more than twenty persons on a continuous basis or where the maximum span of any structural member exceeds twenty feet.

Amend 106.5.1, Work commencing before permit issuance, to read:

Any person who commences work on an installation before obtaining the necessary permits shall be subject to an investigation fee of \$150.00 or twice the permit fee whichever is greater.

Amend Section 106.5.3 Fee schedule, by adding:

The fee schedule shall be based upon the 1997 Uniform Administrative Code, Table 3D, which shall be annually revised and the revised fees published by the Building and Development Services Division. Valuation fees for commercial work shall be annually reviewed using the International Code Council Building Safety Journal fee structure. Fee valuation shall be approved for increases by the City of Flagstaff Council based upon the recommendation of the Development Services Division and fee calculation increases shall be published for public review.

Amend Section 106.5.3 Fee refunds, insert into sub-paragraph #2:

Fill in the figure of 80% and add: There shall be no refunds on deposits.

Amend Section 107.2 Testing, by adding:

Section 107.2.4 Re-inspections. A re-inspection fee may be assessed for each inspection or re-inspection when: such work for which an inspection is requested is not complete; or when corrections called for are not made; or when the inspection record card is not on site; or when the approved plans are not available to the inspector; or for failure to provide access on the date the inspection is requested; or for deviating from the plans requiring the approval of the Building Official.

Amend Section 107.2.4, by adding the following two paragraphs after the first paragraph:

This section is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of this code, but for controlling the practice of calling for inspections before the job is ready for such inspection or re-inspection.

To obtain a re-inspection, the applicant must pay a \$94.00 fee. No additional inspections will be performed until the required fee(s) have been paid.

CHAPTER 3, General Regulations

Amend Section 303.3 by adding the words "and clothes" after the word "storage" in the second sentence".

Amend Section 305.5 Private garages by deleting in its entirety and replacing with:

Appliances shall not be installed in a location where subject to mechanical damage unless protected by approved barriers such as steel bollards filled with concrete, poured in place concrete curb, or installed a minimum 24 inches above the floor. Appliances not subject to mechanical damage shall be installed per Section 305.3

Amend Section 303.4 by replacing the International Fire Code with the 1997 Uniform Fire Code.

Also by adding: Wherever reference is made to the International Fire Code, replace with the 1997 Uniform Fire Code.

Amend Section 305.5 Private garages by deleting in its entirety and replacing with:

Appliances shall not be installed in a location where subject to mechanical damage unless protected by approved barriers such as steel bollards filled with concrete, poured in place concrete curb, or installed a minimum 24 inches above the floor. Appliances not subject to mechanical damage shall be installed per Section 305.3

Amend Section 309.2 by changing the reference to the ICC Electrical Code to the National Electrical Code and by adding:

Wherever reference to the ICC Electrical Code is made through out this Code, replace with the National Electrical Code.

CHAPTER 4, Gas Piping Installations

Amend Section 403.4.3, Copper and brass, delete and replace with:

Copper and brass pipe, threaded copper, brass and aluminum shall not be used for gas piping installations within the City of Flagstaff.

Amend Section 406.4.1 Test Pressure, to read:

The test pressure to be used shall be no less than ten (10) pounds per square inch gauge pressure or six (6) inches of mercury measured with a manometer or slope gauge for single family dwellings or for systems with less than fifteen (15) pounds per square inch or fourteen (14) inches of water column. Welded piping and piping that carries gas at pressure in excess of fourteen (14) inches of water column or fifteen (15) pounds per square inch shall be tested with no less than sixty (60) pounds per square inch. The test gauge shall not be more than twice the test pressure.

Amend Section 406.4.2 Test duration to read:

Test duration shall be no less than fifteen (15) minutes for single family dwellings or systems with less than fifteen (15) pounds per square inch, fourteen (14) inches of water column. Welded piping, and systems with fifteen (15) pounds per square inch (14 inches of water column) or more shall be tested for no less than thirty (30) minutes.

CHAPTER 6, Specific Appliances

Amend Section 614.5 Makeup air, by deleting the first sentence:

[Installations exhausting more than 200 cfm (0.09 m³/s) shall be provided with makeup air].

Amend Section 621 (IFGC) Unvented Room Heaters, to be deleted in its entirety.

Amended Ord. No. 2007-47, 12/18/2007; Amended Ord. 2007-48, 01/15/2008

CHAPTER 4-07

INTERNATIONAL EXISTING BUILDING CODE

SECTIONS

<u>4-07-001-0001</u>	DEFINITIONS
<u>4-07-001-0002</u>	ADOPTION OF CITY OF FLAGSTAFF 2006 INTERNATIONAL EXISTING BUILDING AMENDMENTS
<u>4-07-001-0003</u>	SAVING CLAUSE
<u>4-07-001-0004</u>	VIOLATIONS AND PENALTIES
<u>4-07-001-0005</u>	AMENDMENTS

4-07-001-0001 DEFINITIONS

As used in this City of Flagstaff 2007 Building Code Amendments and referenced in all of the adopted International Codes adopted, the following terms shall have the meaning herein prescribed:

- A. Wherever the word "Municipality" or "[Name of Jurisdiction]" is used, it shall mean the City of Flagstaff.
- B. Wherever the term "Department of Building Safety" is used, it shall mean "Development Services Division."
- C. Wherever the term "Administrative Authority" is used in conjunction with publicly provided utilities (natural gas, electricity, internet and broad band service, telephone, and cable television), it shall mean the current contract company providing the respective service. Wherever the term "Administrative Authority" is used in conjunction with publicly provided utilities or permits (water, sewer, storm water management and/or building permits), it shall mean the City of Flagstaff.
- D. Wherever the term "Corporation Counsel" is used in this Chapter, it shall mean the Attorney for the City of Flagstaff (Ordinance 587: 8-14-62).
- E. Wherever the term "code official" is used in this Chapter or in the International Existing Building Code, 2006 Edition, it shall mean the Building Official for the City of Flagstaff.

4-07-001-0002 ADOPTION OF CITY OF FLAGSTAFF 2006 INTERNATIONAL EXISTING BUILDING AMENDMENTS

There are hereby adopted by the City Council of the City of Flagstaff for the purposes of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, alteration, removal, maintenance of buildings and structures, including permits and penalties, those certain International Codes known and referred to with particularity as the International Existing Building Code (IEBC), 2006 Edition, providing for amendments, additions and deletions thereto; of this not less than three (3) copies have been and now are on file in the office of the City Clerk of the City of Flagstaff, and the same are hereby adopted and made part hereto by this reference as fully and completely as if fully herein set forth and from the date on which this Exhibit should take effect, the provisions of the aforesaid

Codes, 2006 editions, shall be controlling for all construction within the corporate limits of the City of Flagstaff

4-07-001-0003 SAVING CLAUSE

Nothing in this Chapter or in the International Existing Building Code (IEBC), 2006 Edition, hereby adopted shall be construed to affect any suit or proceeding now pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinances replaced hereby. Nor shall any right or remedy of any character be lost, impaired, or affected by this Chapter.

4-07-001-0004 VIOLATIONS AND PENALTIES

- A. Violations: It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use or maintain any building or permit the same to be done in violation of this Code.
- B. Penalties: Any person, firm, or corporation violating any provision of this Code shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punishable by a fine and/or imprisonment set forth by the governing laws of the jurisdiction. Each separate day or any portion thereof, during which any violation of this Code occurs or continues, shall be deemed to constitute a separate offense.

4-07-001-0005 AMENDMENTS

The following provisions shall have the effect of either amending, adding to, or deleting from the International Existing Building Code (IEBC), 2006 Edition.

CHAPTER 1, Administration

Amend Section 103.1, Creation of enforcement agency, by deleting in its entirety and replace with:

The Development Services Division, Project Review Section, shall be designated as the regulating office and the Building Official is also known as the code official.

Delete Section 103.2, Appointment, delete in its entirety.

Amend Section 105.1.1 Annual permit, by referencing City of Flagstaff 2007 Code Amendments to the International Building Code (IBC), 2006 Edition for requirements and compliance issues.

Amend Section 105.5 Expiration, by referencing City of Flagstaff 2007 Code Amendments to the International Residential Code (IRC), 2006 Edition and International Building Code (IBC), 2006 Edition for requirements and compliance issues on the duration of building permits.

CHAPTER 10, Historic Buildings

Amend Section 1001.2 Report by adding Section 1001.2.1 as follows:

Section 1001.2.1, Any changes to a structure in a historic district or to buildings listed on the City of Flagstaff Historic Registry shall be

reviewed by the Community Investment Section, Historic Preservation representative, and Project Management Section, Development Services Division prior to issuing a building permit. The project may be referred to the Development Review Board and/or the Historic Preservation Commission for complete staff review by the board members.

Amended Ord. No. 2007-47, 12/18/2007; Amended Ord. 2007-48, 01/15/2008

CHAPTER 4-08

INTERNATIONAL ENERGY CONSERVATION CODE

SECTIONS:

<u>4-08-001-0001</u>	DEFINITIONS
<u>4-08-001-0002</u>	ADOPTION OF CITY OF FLAGSTAFF 2006 INTERNATIONAL ENERGY CONSERVATION CODE
<u>4-08-001-0003</u>	SAVING CLAUSE
<u>4-08-001-0004</u>	VIOLATION AND PENALTIES
<u>4-08-001-0005</u>	AMENDMENTS

4-08-001-0001 DEFINITIONS

As used in this City of Flagstaff 2007 Building Code Amendments and all of the referenced herein adopted International Codes, the following terms shall have the meaning herein prescribed:

- A. Wherever the word "Municipality" or "[Name of Jurisdiction]" is used, it shall mean the City of Flagstaff.
- B. Wherever the term "Department of Building Safety" is used, it shall mean "Development Services Division."
- C. Wherever the term "Corporation Counsel" is used in this Chapter, it shall mean the Attorney for the City of Flagstaff (Ordinance 587:8-14-62).
- D. Wherever the term "Administrative Authority" is used in conjunction with publicly provided utilities (natural gas, electricity, internet and broadband service, telephone, and cable television), it shall mean the current contract company providing the respective service. Wherever the term "Administrative Authority" is used in conjunction with publicly provided utilities or permits (water, sewer, storm water management and/or building permits), it shall mean the City of Flagstaff.

4-08-001-0002 ADOPTION OF CITY OF FLAGSTAFF 2006 INTERNATIONAL ENERGY CONSERVATION CODE AMENDMENTS

There are hereby adopted by the City Council of the City of Flagstaff for the purposes of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, alteration, removal, maintenance of buildings and structures, including permits and penalties, those certain International Codes known and referred to with particularity as the International Building Code (IBC), 2006 Edition, providing for amendments, additions and deletions thereto and International Residential Code (IRC), 2006 Edition, providing for amendments, additions and deletions thereto; International Plumbing Code (IPC), 2006 Edition, providing for amendments, additions and deletions thereto, of this not less than three (3) copies have been and now are on file in the office of the City Clerk of the City of Flagstaff, and the same are hereby adopted and made part hereto by this reference as fully and completely as if fully herein set forth and from the date on which this Chapter should take effect, the provisions of the aforesaid Codes, 2006 editions, shall be controlling for construction within the corporate limits of the City of Flagstaff

4-08-001-0003 SAVING CLAUSE

Nothing in this Chapter or in the International Building Codes hereby adopted shall be construed to affect any suit or proceeding now pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinances replaced hereby. Nor shall any right or remedy of any character be lost, impaired, or affected by this Chapter.

4-08-001-0004 VIOLATION AND PENALTIES

- A. Violations. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use or maintain any building or permit the same to be done in violation of this Code.
- B. Penalties. Any person, firm, or corporation violating any provision of this Code shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punishable by a fine and/or imprisonment set forth by the governing laws of the jurisdiction. Each separate day or any portion thereof, during which any violation of this Code occurs or continues, shall be deemed to constitute a separate offense.

4-08-001-0005 AMENDMENTS

The following provisions shall have the effect of either amending, adding to, or deleting from the International Energy Conservation Code (IECC), 2006 Edition.

Amend Section 101.3 by adding Section 101.3.1:

CHAPTER 1 of the IECC, Administration

Section 101.3.1. The City of Flagstaff offers a prescriptive method of Code Enforcement of the International Energy Conservation Code, 2006 Edition by following a list of requirements instead of providing all of the calculations and certifications that are required by the code. The applicant may "mix-n'-match" between the prescriptive method and the IECC, but must meet the most restrictive requirements of either method for compliance. See Chapter 11 of either the International Residential Code or the International Building Code for specifics and dates of implementation.

Amend Section 103.1, Creation of enforcement agency, by deleting in its entirety and replace with:

The Development Services Division, Project Review Section is appointed as the regulating office and the Building Official is also known as the code official.

Delete Section 103.2, Appointment, in its entirety.

Amend Section 105.1.1 Annual permit, by referencing City of Flagstaff 2007 Code Amendments to the International Building Code (IBC), 2006 Edition for requirements and compliance issues.

Amend Section 105.5 Expiration, by reference City of Flagstaff 2007 Code Amendments to the International Residential Code (IRC), 2006 Edition and International Building Code (IBC), 2006 Edition for requirements and compliance issues on the duration of building permits.

CHAPTER 3 of the IECC, Climate Zones

Amend Section 301.1 by adding:

The Zone 5 will be used for all areas in the City of Flagstaff.

CHAPTER 4 of the IECC, Residential Energy Efficiency

Amend Section 401.2 Compliance by replacing subparagraph 1 with:

Amend Chapter 4 by adding Section 405.

Section 405, Special Inspections: Applicants using performance methods of energy conservation or requiring testing of whole house systems (such as moisture controls, thermal imaging, over-pressure infiltration testing) shall have these tests performed by a third party inspector and the energy performance report provided to the assigned building inspector prior to the issuance of the certificate of occupancy. This report will be filed permanently with the building permit files.

CHAPTER 5 of the IECC, Commercial Energy Efficiency

Amend Section 502: Building Envelope Requirements by replacing subparagraphs 502.1 through 502.4.3 with:

Delete Sections 505.6.1 through 505.6.2 and replace with:

City of Flagstaff has an exterior lighting permit requirement, enforces a "Dark Sky Ordinance" and requires review by zoning enforcement and the Project Management Section prior to installation. Lumen calculations are required and amounts are limited by property size and use.

CHAPTER 6, Prescriptive Energy Conservation shall be used as prescriptive methods for the City of Flagstaff (All other requirements of Chapter 5 will be enforced for code compliance).

Amend IECC by adding Chapter 6, Prescriptive Energy Conservation:

Add Section 601.1 General Requirements, by adding the following:

Section 601.1 Prescriptive compliance versus the applicable sections of the International Energy Conservation Code (IECC), 2006 Edition. This compliance standard will minimize the amount of calculations on work on the part of the builder to comply with the requirements of the adopted IECC. For design purposes, Flagstaff will be Zone 5 for Coconino County per Table N1101.2 of the International Residential Code, 2006 Edition. Should the designer desire to use the prescription method of compliance, sections N1102 through N1103 may be substituted. The designer and/or builder may not select items from one method over another as a means to reduce energy conservation requirements. The

applicant is encouraged to pick one method only. Additionally, Chapter 4 (pages 19-22) of the IECC will be substituted.

Add Section 601.2, Prescription compliance requirements:

Section 601.2, Prescription Energy Conservation requirements for residential new construction, additions and remodels will comply with the following City of Flagstaff requirements. Additions will only apply if existing insulation is disturbed and must be replaced. A complete copy of the Coconino County Sustainable Building Program checklist may be obtained from either jurisdiction's web-pages or from the Community Development Division. For sustainable designs, the builder or contractor may elect to use other recognized checklists (i.e., LEED residential, Pima County, City of Scottsdale, et cetera). The use of this substitute program will allow contractors, developers and owner-builders to accomplish the same goals with a minimum amount of design work and calculations to assure code compliance. The designer may elect to use all of the design requirements of the IECC and/or IRC, 2006 Edition to supplement the structures design, but must provide the minimum requirements listed below to assure that the structure meets the code compliance requirements. The implementation of the International Energy Conservation Code will be phased in starting on Monday, July 7, 2008. The second phase will be one year later, starting on Monday, July 6, 2009. Additional requirements will be reviewed and implemented with the adoption of the next series of City of Flagstaff Building Code Amendments in 2010.

Add Section 601.3, Mandatory Changes:

PHASE I

Section 601.3, Mandatory changes in residential design and construction required as of July 1, 2008:

Section 601.3.1. Wildfire protection standards for un-subdivided areas and for those areas outside existing time-limited response by the Flagstaff Fire Department will be constructed using the Colorado State Forest Service Firewise Construction Design & Materials guidance. This is currently being used and was implemented in 2001 by the Flagstaff Fire Department for residential structures. [No change]

Section 601.3.2. Insulation values in 2x6 wall construction will remain the same at R-19. Insulation values in 2x4 wall construction will remain at R-15 (high density). Construction using Structural Insulated Panels (SIPS) and/or straw bail in-fill methods will be a minimum of R-21 (industry standards often show results of R-30 to R-45 depending upon materials and thickness of the wall).

Section 601.3.3. Insulation values in ceilings will be increased from R-30 to R-38. Because of the additional thickness of the insulation, shed roof construction will be a minimum of 2x12s to allow for the air space above the insulation. To prevent compression of R-38 insulation, both standard flat-bottom trusses and scissor trusses must use a raised or stepped "heel" specification to prevent the insulation to lose its value at the intersections of walls and ceilings, or provide a design which does

not compromise the "R" value. The use of manufactured roof framing projects, such as TJI, BCI and LPI, etc., will require the minimum thickness of 11-7/8" joists for use in areas where insulation is required.

Section 601.3.4. Water heaters must either be insulated using exterior "jackets" or for "Energy Star" or energy conservation rated appliance that have pre-installed insulation between the exterior protective housing and the interior glass water container, the insulation information must be available on the appliance installed at the time of final inspection. A minimum total insulation value of R-16 must be achieved. (This applies to new installation or replacements.)

Section 601.3.5. A carbon monoxide (CO) detector will be installed at the house/garage entry door and within each utility room where combustion appliances are used (sealed combustion appliances are exempt). A laundry room which uses gas appliances would require a detector.

Section 601.3.6 Duct insulation (cross-referenced to Section M1601.3.4 in the 2006 International Residential Code) by increasing all duct insulation from R-6 to R-8.

Section 601.3.7 All hot water supply lines (both 1/2" and 3/4") will be insulated with a minimum of R3.6 wrap insulation; or 1/2" foam covers. All joints between sections of insulation will be snugly butted together and wrapped with duct tape.

Section 601.3.8. At the time of final inspection, the builder, contractor, or owner must install compact fluorescent lights (CFLs) in the high use areas for new construction. High use areas are typically defined as kitchens, bedrooms, livingroom, family room, and dining area.

Section 601.3.9. All new construction and replacement heating units (optional for hydronic in-floor heating systems) will have programmable thermostats.

Add Section 601.4: Mandatory Changes:

PHASE 2:

Section 601.4: Mandatory changes in residential design and construction required as of July 6, 2009:

Section 601.4.1 All newly installed toilets must be "high efficiency toilets" (HET) units which have a maximum of 1.3 gallons for solids. (Special attention to this change needs to be addressed by suppliers and home improvement centers which stock the older style units).

Section 601.4.2: All new residential single family detached units are "voluntarily" requested to be dual plumbed for "gray water" disposal and conservation efforts. The gray water will be collected from lavatories, showers, bathtubs, and washing machines only. [Gray water may not be collected from toilets, laundry trays or

kitchen sinks]. The dual piped system will be clearly marked in accordance Appendix C, Gray Water Recycling Systems, pages 105-109 of the International Plumbing Code, 2006 Edition. The dual system must have a cross over-valving setup to accommodate the City of Flagstaff four-season climate and to allow the plumbing systems to work normally when not being used by the occupant. Under the regulations established by ADEQ, the design of any operational gray water system may not discharge more than 399 gallons per day. No pressured system may be used which would spray the contents of the holding tank into the atmosphere. Discharge of gray water must be either through a drip irrigation system or gravity flow through an underground buried discharge system (minimum of 12" below finished grade). (Reference Type 1 General Permit Best Management Practices for the 13 points of using gray water, at www.adeq.state.az.us or call at 1-800-234-5677.

Section 601.4.3: Sealed-combustion fire places. To reduce the amount of heat wasted from "open" solid fuel fire places, all decorative appliances, wood burning stove, pellet stove and other combustion heating equipment for environmental heating must obtain all of the combustion air from the exterior of the structure. All decorative appliances, pellet stove, high efficiency fire places will be direct vent units. Central heating unit furnaces and boilers for radiant heating that require make-up air may be equipped with heat-exchangers; but are not specifically addressed in this portion of the prescriptive requirements. Applicant is allowed one traditional open, non-sealed, solid fuel fireplace or appliance.

Section 601.4.4: A passive radon ventilation system must be installed per EPA guidelines. Exceptions, should testing indicate that radon is not a hazard in the area of construction, then no system needs to be installed.

Section 601.4.5: A construction waste reduction/reuse plan will be written and provided at the time of building permit submittal for new construction of all new commercial projects (apartments and condominiums), townhouse subdivisions and or single family detached builders who submit for more than 15 permits within a subdivision during any one calendar year. The plan must address construction waste to include cardboard, drywall, foam, metal, concrete, masonry and asphalt.

Section 601.4.6 All new construction and replacement windows to have National Fenestration Rating Council (NFRC) total unit U-factor of 0.45 or less. Windows will also be low-E where practical (not recommended for southern exposures). or not being used for solar heat gain to fuel a solar massing device.

Section 601.4.7 To save hot water generation in residential new construction, the designer will either (1) locate the water heater within fifty (50) feet of the point of use (IPC requires it to be within one hundred (100) feet without a recirculating pump) or (2) insulate the water heater to R-16 and insulate the water supply lines, or (3) use a recirculating pump with timer to supply hot water to the point of use. Other options, such as on demand water heating systems may be used. (July 6, 2008)

Amended Ord. No. 2007-47, 12/18/2007; Amended Ord. 2007-48, 01/15/2008

CHAPTER 4-09

UNIFORM HOUSING CODE UNIFORM ADMINISTRATIVE CODE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS

SECTIONS:

<u>04-09-001-0001</u>	DEFINITIONS
<u>04-09-001-0002</u>	ADOPTION OF CITY OF FLAGSTAFF UNIFORM HOUSING CODE, 1997 EDITION; UNIFORM ADMINISTRATIVE CODE, 1997 EDITION, AND UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDING, 1997 EDITION
<u>04-09-001-0003</u>	SAVINGS CLAUSE
<u>04-09-001-0004</u>	VIOLATIONS AND PENALTIES
<u>04-09-001-0005</u>	AMENDMENTS

04-09-001-0001 DEFINITIONS

As used in this City of Flagstaff 2005 Building Code Amendments and referenced in all of the adopted 1997 Uniform Codes adopted, the following terms shall have the meaning herein prescribed:

- A. Wherever the word "Municipality" or "[Name of Jurisdiction]" is used, it shall mean the City of Flagstaff.
- B. Wherever the term "Department of Building Safety" is used, it shall mean "Development Services Division."
- C. Wherever the term "Administrative Authority" is used in conjunction with publicly provided utilities (natural gas, electricity, internet and broad band service, telephone, and cable television), it shall mean the current contract company providing the respective service. Wherever the term "Administrative Authority" is used in conjunction with publicly provided utilities or permits (water, sewer, storm water management and/or building permits), it shall mean the City of Flagstaff.
- D. Wherever the term "Corporation Counsel" is used in this Chapter, it shall mean the Attorney for the City of Flagstaff (Ordinance 587: 8-14-62).
- E. Wherever the term "building official" is used in this Chapter or in the Uniform Housing Code, 1997 Edition; Uniform Administrative Code, 1997 Edition; or Uniform Code for the Abatement of Dangerous Buildings, 1998 Edition; it shall mean the Building Official for the City of Flagstaff.

04-09-001-0002 ADOPTION OF CITY OF FLAGSTAFF UNIFORM HOUSING CODE, 1997 EDITION; UNIFORM ADMINISTRATIVE CODE, 1997 EDITION, AND UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDING, 1997 EDITION

There are hereby adopted by the City Council of the City of Flagstaff for the purposes of establishing rules and regulations for the construction, alteration,

removal, demolition, equipment, use and occupancy, and maintenance of buildings and structures, including permits and penalties, those certain Uniform Building Codes known and referred to with particularity as the Uniform Housing Code, 1997 Edition, providing for amendments, additions and deletions thereto; Uniform Administrative Code, 1997 Edition, providing for amendments, additions and deletions thereto; and Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, providing for amendments, additions and deletions thereto; of this not less than three (3) copies have been and now are on file in the office of the City Clerk of the City of Flagstaff, and the same are hereby adopted and made part hereto by this reference as fully and completely as if fully herein set forth and from the date on which this Exhibit should take effect, the provisions of the aforestated Codes, 2003 editions, shall be controlling for all construction within the corporate limits of the City of Flagstaff

04-09-001-0003 SAVING CLAUSE

Nothing in this Chapter or in the Uniform Housing Code, 1997 Edition, Uniform Administrative Code, 1997 Edition, and the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, hereby adopted shall be construed to affect any suit or proceeding now pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinances replaced hereby. Nor shall any right or remedy of any character be lost, impaired, or affected by this Chapter.

04-09-001-0004 VIOLATION AND PENALTIES

- A. Violations: It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use or maintain any building or permit the same to be done in violation of this Code.
- B. Penalties: Any person, firm, or corporation violating any provision of this Code shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punishable by a fine and/or imprisonment set forth by the governing laws of the jurisdiction. Each separate day or any portion thereof, during which any violation of this Code occurs or continues, shall be deemed to constitute a separate offense.

04-09-001-0005 AMENDMENTS

The following provisions shall have the effect of either amending, adding to, or deleting from the Uniform Housing Code, 1997 Edition; Uniform Administrative Code, 1997 Edition; and the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition.

CHAPTER 1, Administration

Amend Section 103.1, Creation of enforcement agency, by deleting in its entirety and replace with:

The Development Services Division, Project Review Section, shall be designated as the regulating office and the code official shall mean the same as the Building Official.

(Updated: 28 March 2005; COF2003BldgCodeAmend05.doc)

(Ordinance 587; 8/14/62). (Ord. No. 1614, Amended, 05/02/89; (Ord. No. 1642, Repealed, 11/07/89); (Ord. No. 1682, Enacted, 12/04/90) (Ord. No. 1688, Amended, 3/19/91;)(Ord. No. 1775, Amended, 11/17/92); (Ord. No. 1829, Enacted, 03/01/94) (Ord. No. 1885), (Ord. 1940, Amended, 04/01/97; Amended, 08/29/95; Ord. No. 1885, Amended, 08/29/95; (Ord. 2000-19, Amended, 10/17/2000); (Ord. 2003-22, 12-16-2003); (Ord. 2005-12, Amended, 05/03/2005) (Amended Ord. No. 2007-47, 12/18/2007) (Amended Ord. 2007-48, 01/15/2008)

**CHAPTER 4-10
SIGN CODE**

SECTIONS:

[4-10-001-0001](#) **ADOPTION OF SIGN CODE:**
[4-10-001-0002](#) **AWNINGS; ADDITIONAL REGULATIONS:**

4-10-001-0001 ADOPTION OF SIGN CODE:

(See Section 4-1-2 and Chapter 10A of Title 10 of the Flagstaff City Code)

4-10-001-0002 AWNINGS; ADDITIONAL REGULATIONS

No awning or marquee constructed or maintained over, across or upon any street, sidewalk, alley, avenue, highway or other public ground dedicated or open to the public for their general use within the City:

- A. Shall be securely and safely supported from above, from the structure to which it is attached;
- B. Shall extend from the property line to within eighteen inches (18") of the outer edge of the sidewalk or curb (as the case may be) and no further;
- C. The lowest part thereof shall be at least eight feet (8') above the sidewalk; (Ord. 433; 11-12-57)
- D. Shall not be supported by post, pillars or other structures resting upon the street, sidewalk, alley, avenue, highway or public ground, except that in the C-5, Central Business District, pillars, posts or other support structures may be located upon the public sidewalk, a minimum of twenty four inches (24") and a maximum of thirty six inches (36") from the face of curb to face of the face of the pillar and a minimum of seventy eight inches (78") from the face of the building or street right-of-way line to the inner face of the pillar, subject to the approval of the Development Review Board. The Development Review Board shall, as authorized in Section 10-14-6(D) of the Revised Flagstaff Zoning Code of 1970, review each proposed awning to determine that the awning shall be in keeping with adjacent developments and shall not depreciate property values in the vicinity;
- E. Shall not be constructed or maintained in such a manner as to permit rain, snow or ice to drip or fall therefrom, upon other than the outer eighteen inches (18") of the sidewalk measured from the property line on all streets within said City, excepting those streets regularly established and controlled as State and/or Federal highways within said City, in which case the same shall not be constructed or maintained in such a manner as to permit rain, snow or ice to drip or fall upon other than the outer twenty four inches (24") of the sidewalk measured from the property line;
- F. Shall be constructed in accordance with the requirements of all other ordinances, laws and regulations of the City.

(Ord. 433, 11/12/1957; Amended Ord. 560, 11/10/1961; Amended Ord. 1007, 4/19/1977; Amended Ord. No. 2007-47, 12/18/2007; Amended Ord. 2007-48, 01/15/2008)